



Dolman Road, Aston
Birmingham, B6 6DT

£280,000

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This well-presented 5-bedroom mid-terraced home offers the perfect opportunity for a growing family or a savvy investor. Located in a highly desirable area, it is ideally situated close to local amenities, transport links, and excellent schools, making it the perfect family home.

As you step into the welcoming reception hall, you are immediately greeted with a warm and inviting atmosphere.

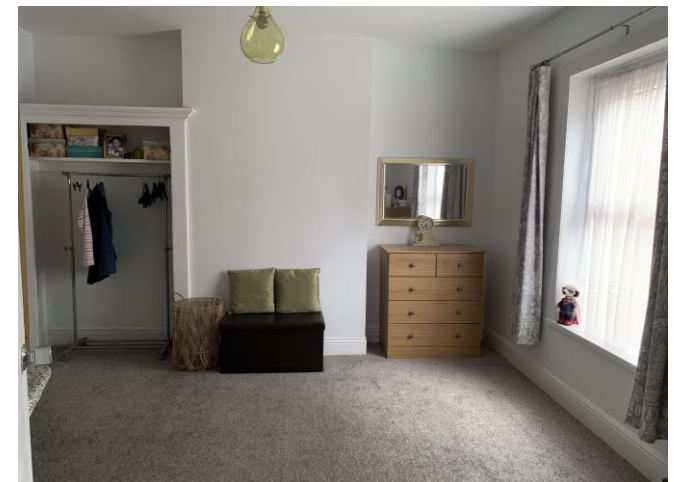
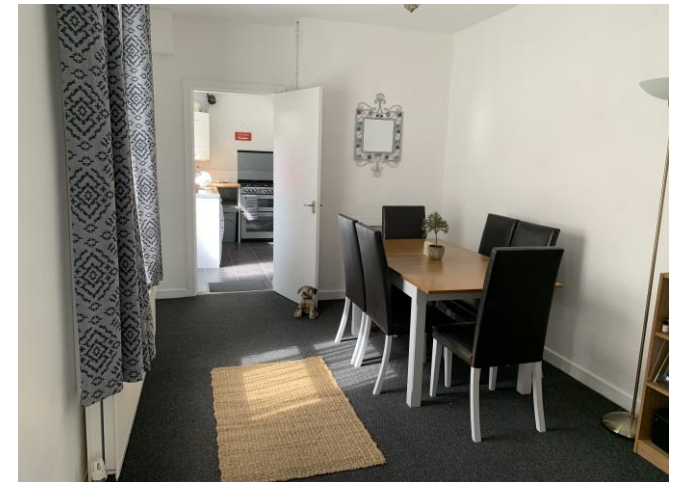
The spacious front reception room offers ample space for family gatherings and is filled with natural light. The dining room flows seamlessly into the well-presented kitchen, providing a great space for entertaining.

On the first floor, you will find two generously sized double bedrooms, along with an additional bedroom and a beautifully maintained white suite bathroom. This floor provides ample space for all family members. The top floor boasts two more good-sized double rooms, one of which features a large window, creating fabulous views over the rear garden and beyond.

Outside, the rear garden offers a good-sized space, perfect for relaxing or entertaining on warmer days.

The property provides not only great family living space but also an excellent investment opportunity in a sought-after location.

This charming home is a must-see, offering both comfort and potential in equal measure.





Property Specification

GREAT LOCATION
THREE SPACIOUS RECEPTION ROOMS
MODERN FITTED KITCHEN
USEFUL BASEMENT
FIVE GENEROUS BEDROOMS

Reception Hall 5.10m (16'9") x 1.60m (5'3")

Porch

Lounge 7.68m (25'2") max x 3.88m (12'9") max

Dining Room 4.51m (14'10") x 2.77m (9'1")

Kitchen 3.19m (10'6") x 2.73m (8'11")

Landing

Bedroom 1 5.45m (17'11") x 3.65m (12') plus 0.40m (1'4") x 0.40m (1'4")

Bedroom 2 4.02m (13'2") x 3.92m (12'10") plus 0.40m (1'4") x 0.40m (1'4")

Bathroom 2.26m (7'5") x 1.88m (6'2") plus 0.40m (1'4") x 0.40m (1'4")

Bedroom 3 5.57m (18'3") x 3.67m (12') plus 0.41m (1'4") x 0.41m (1'4")

Bedroom 4 4.00m (13'1") x 3.89m (12'9") plus 0.41m (1'4") x 0.41m (1'4")

Bedroom 5 3.29m (10'10") x 3.24m (10'8") plus 0.40m (1'4") x 0.40m (1'4")

Basement 3.77m (12'4") x 3.20m (10'6")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 5th February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:


Services connected: mains gas, electric, water, drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

