ENGLANDS

22 Dobbs Mill Close

Selly Park, Birmingham, B29 7NQ

£410,000

3 2 1 B

PROPERTY DESCRIPTION

Attractive newly-built town house, set in the middle of just three. Set over three storeys, this property is designed for modern family living having the benefit of the following features: front driveway, fitted breakfast kitchen, lounge/dining room with doors out to rear garden, first floor accommodation comprising family bathroom, two double bedrooms, child's bedroom/study and the second floor is the principal bedroom with en suite shower room. Outside is an enclosed rear garden comprising of patio area and lawn.

Dobbs Mill Close is conveniently situated off Pershore Road in Selly Park. This is a quiet cul-de-sac and the delightful view from the rear of the property overlooks Pebble Mill playing fields. Access in to Birmingham city centre is very straightforward along Pershore Road and Selly Oak train station is readily accessible. The University of Birmingham and the Queen Elizabeth Hospital are also within easy reach.

This mid townhouse is set back from the road by a tarmac driveway and grass lawn.

Tel: 01214271974

22 Dobbs Mill Close

UPVC double glazed entrance door leads into:

HALLWAY
Having two ceiling light points, laminate flooring and stairs rising to first floor accommodation. Useful walk-in storage cupboard, and further understairs storage cupboard having the consumer unit and heating controls.

GROUND FLOOR WC
Having low flush WC, wash handbasin with mixer tap over and set into vanity storage unit, tiled floor, complimentary tiling to walls, ceiling light point, extractor fan and UPVC double glazed window with obscured glazing.

BREAKFAST KITCHEN
4.58m max x 3.07m max (15'0" max x 10'0" max)
Having a range of matching wall and base units, integrated electric oven with gas hob over and wall-mounted extractor fan above, composite work surfaces, stainless steel single bowl sink drainer with mixer tap over, UPVC double glazed window to the front elevation, wall-mounted Baxi gas combi boiler, appliance spaces, tiled floor with underfloor heating and ceiling light point.

LOUNGE/DINING ROOM
5.18m max x 4.45m max (16'11" max x 14'7" max)
Having UPVC double glazed windows and double doors opening up to the rear garden, two ceiling light points and underfloor heating.

Stairs rising to first floor accommodation.

FIRST FLOOR LANDING
Having ceiling light point, radiator and stairs rising to second floor accommodation.

BEDROOM TWO - REAR
4.54m max x 3.11m max (14'10" max x 10'2" max)
Having UPVC double glazed window overlooking the garden, ceiling light point and radiator. The outlook from the rear of the property is tree lined and beyond that a grass area not being overlooked from that aspect.

BEDROOM THREE - FRONT
4.56m max x 3.09m max (14'11" max x 10'1" max)
Having ceiling light point, UPVC double glazed window overlooking the front and radiator.

STUDY/BEDROOM FOUR
2.53m max x 1.97m max (8'3" max x 6'5" max)
Having UPVC double glazed window to the front, radiator and ceiling light point.

BATHROOM
Having panelled bath with mixer tap over and shower, side screen, part complementary tiling to walls, tiled floor, low flush WC, radiator, wall-mounted wash hand basin with mixer tap over and set into vanity storage, ceiling light point, extractor fan and UPVC double glazed window with obscured glass.

Stairs rising to second floor accommodation.

SECOND FLOOR LANDING
Having loft hatch access and ceiling light point.

BEDROOM ONE
6.51m max x 5.18m max (21'4" max x 16'11" max)
Having UPVC double glazed window to the front elevation, radiator, ceiling light point, further UPVC double glazed Velux window with integrated blind to the rear.

ENSUITE SHOWER ROOM
Having walk-in shower cubicle with wall mounted electric shower, low flush WC, wall-mounted wash basin with mixer tap over and being set into vanity storage, radiator, tiled floor, part complementary tiling to walls, ceiling light point, extractor fan and Velux window with integral blind.

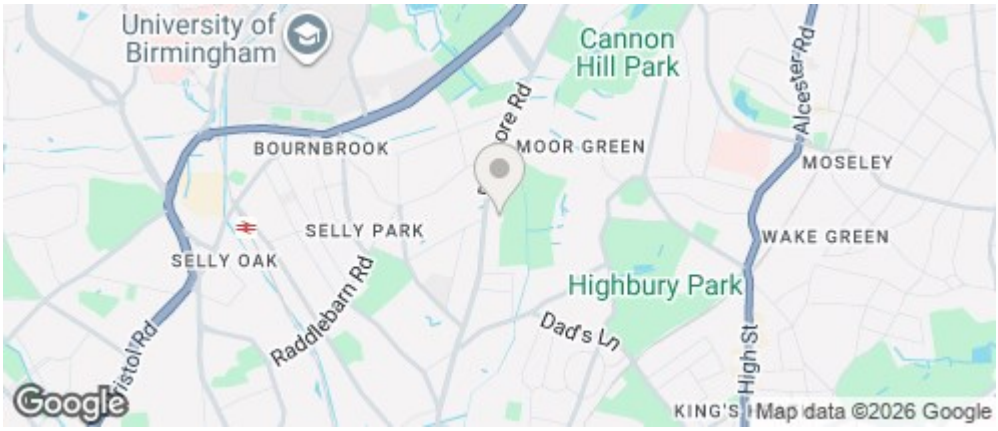
OUTSIDE
Rear garden having fence panels to three sides and gate which leads to side access to the front of the property.

ADDITIONAL INFORMATION
Council Tax Band: TBC
Tenure: Freehold

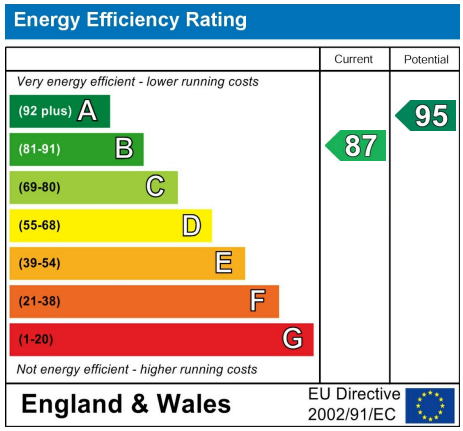
ENGLANDS

ENGLANDS

ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.