

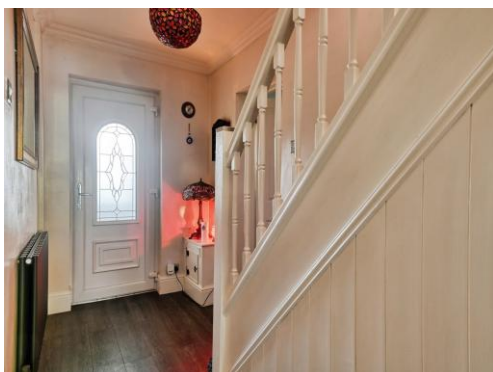


Dunvegan Road
Birmingham

burchell
edwards

Dunvegan Road Birmingham B24 9HQ

for sale offers in excess of
£300,000



Property Description

A WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH A LARGE REAR GARDEN AND DRIVEWAY, SITUATED IN A POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Burchell Edwards are delighted to offer for sale this spacious three bedroom semi-detached property, offering generous accommodation throughout and making an ideal purchase for families.

The ground floor comprises a welcoming entrance hallway, two versatile reception rooms providing ample space for both relaxing and entertaining, a bathroom, a fitted kitchen with a dedicated dining area, creating the perfect hub for family life.

To the first floor are three well-proportioned bedrooms and another bathroom, finished to a good standard.

Externally, the property benefits from a large rear garden and a generous front driveway.

Located within easy reach of local shops and schools, the property also benefits from excellent transport connections, including nearby rail links offering direct access into Birmingham City Centre.

Early viewing is highly recommended to fully appreciate the spaciousness both internally and externally.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Reception Room One

A bright and spacious reception room situated to the front of the property.

Reception Room Two

Generous second reception room overlooking the rear, with plenty of natural light.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces, sink and drainer, with space for appliances and direct access to the rear garden.

Utility Room

Practical utility area offering additional storage and appliance space, helping to keep the main kitchen area clutter-free.

Downstairs Bathroom

Convenient ground floor bathroom comprising shower enclosure, wash hand basin and low-level W.C.

Bedroom One

A spacious double bedroom positioned to the rear of the property, benefiting from plenty of natural light and fitted wardrobes.

Bedroom Two

A well-proportioned double bedroom overlooking the front aspect, with fitted wardrobes.

Bedroom Three

A comfortable third bedroom, ideal for a child, guest room or home office.

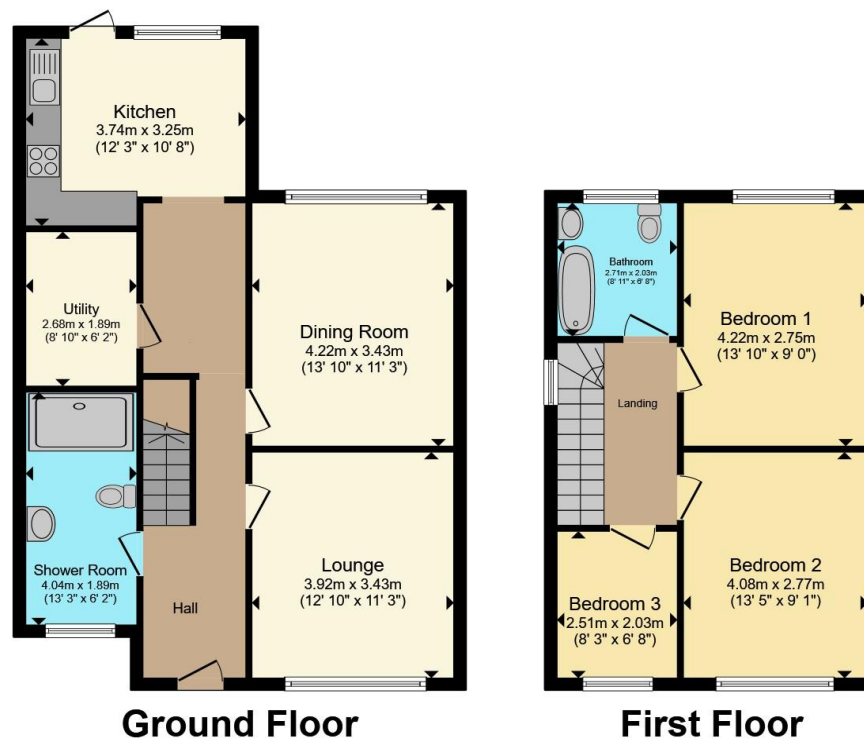
Upstairs Bathroom

Modern family bathroom fitted with a bath, wash hand basin and low-level W.C., finished in a practical and contemporary style.









Total floor area 112.3 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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