



**114 Dolobran Road, Birmingham B11 1HJ**

**welcome to**

## **Dolobran Road, Birmingham**

**\*\* TWO BEDROOMS \*\* TWO RECEPTION ROOMS \*\* SHOWER ROOM/WC \*\* EXCELLENT LOCATION \*\* LOFT ROOM \*\* IDEAL FIRST TIME PURCHASE  
\*\* SUITABLE BUY TO LET INVESTMENT \*\* WELL PRESENTED THROUGHOUT \*\***

### **Agent Note**

This property is council tax band A.

### **Lounge**

12' 6" x 13' 2" into bay. ( 3.81m x 4.01m into bay. )  
Double glazed bay window to front, ceiling light point, radiator.

### **Dining Room**

11' 9" x 11' 4" ( 3.58m x 3.45m )  
Ceiling light point, radiator, stairs cupboard.

### **Kitchen**

12' x 5' 7" ( 3.66m x 1.70m )  
Double glazed window to rear & UPVC door to rear, ceiling light point, integrated cooker & gas hob, gas boiler, range of cupboards & worktops.

### **Landing**

Ceiling light point.

### **Bedroom 1**

12' 7" x 11' 8" ( 3.84m x 3.56m )  
Double glazed window to front, radiator, ceiling light point, cupboard.

### **Bedroom 2**

12' 4" x 8' 10" ( 3.76m x 2.69m )  
2 Double glazed window to rear, radiator, ceiling light point, storage cupboard.

### **Bathroom**

Double glazed obscure window to rear, loft hatch, extractor fan, ceiling light point, shower cubicle, low level flush w/c, wash hand basin.

### **Loft Space**

21' 2" x 12' 6" ( 6.45m x 3.81m )  
Velux window, stairs.

### **Rear Garden**

Patio.





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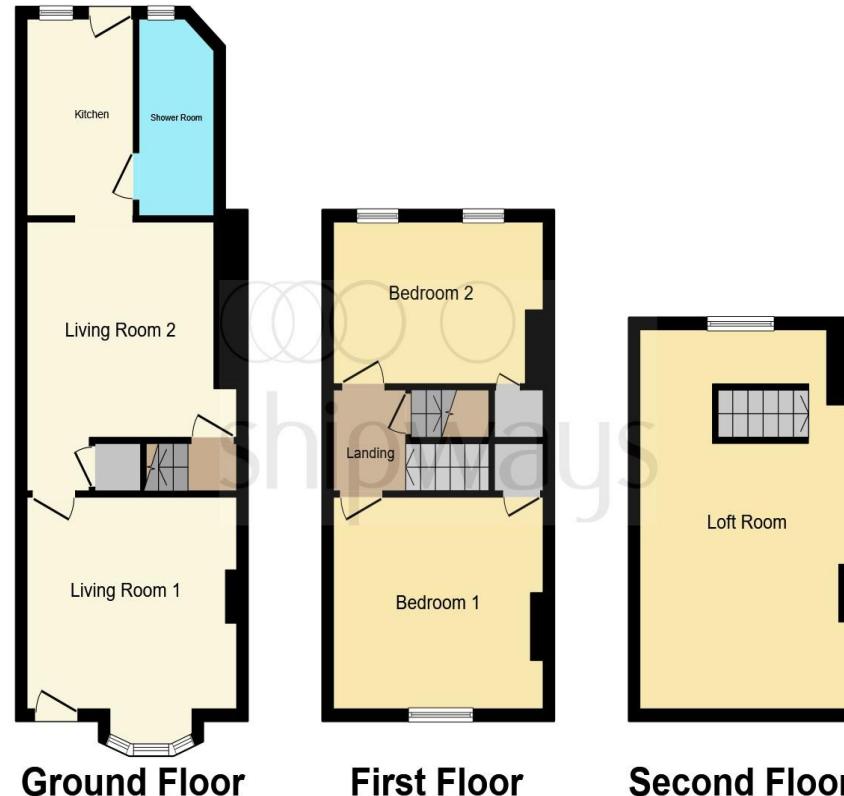
- TWO BEDROOMS
- MID-TERRACED
- TWO RECEPTION ROOMS
- LOFT ROOM
- EXCELLENT LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£190,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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