



Dogpool Lane Selly Oak B30 2XH
Offers In The Region Of £210,000

midland
residential



3  1  2  D 

Midland Residential are delighted to present this three-bedroom mid-terraced property, ideally situated in the popular and sought-after area of Selly Oak. The location offers convenient access to a range of local amenities, including Selly Park, public transport links, shops, cafés, and well-regarded schools such as Selly Park Girls' School and St Edward's Catholic School.

The property briefly comprises an entrance hallway, two reception rooms, a fitted kitchen, a downstairs bathroom, and access to a rear garden. To the first floor, there are three well-proportioned bedrooms. Further benefits include gas central heating, double glazing (where specified), and on-street parking.

This property is ideal for a first time buyer or an investor. The property is currently generating an annual rental income of £10,740.

Please note: some images have been edited to protect tenant privacy.

- Mid Terraced Property
- Two Reception Rooms
- Three Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Double Glazed (w/s)
- Rear Garden
- Ideal for First Time Buyer or Investment
- EPC: D
- Tax Band: A

Description

Entrance

Having a UPVC front door leading through to an entrance hallway, with laminate flooring, central heating radiator, ceiling light point, doors leading thereof:

Front Reception

3.9 x 2.46 (12'9" x 8'0")

Having laminate flooring, central heating radiator, UPVC double-glazed two-sided bay window, gas and electric meter points, ceiling light point

Pantry Off Hallway

Being recessed understairs, with wall shelving storage.

Rear Reception

3.75 x 3.56 (12'3" x 11'8")

Having laminate flooring, central heating radiator, UPVC double-glazed window to the rear, ceiling light point, with doors leading thereof: to the 1st floor stairs and the kitchen

Kitchen

3.2 x 1.79 (10'5" x 5'10")

Having vinyl flooring, a selection of wall and base units, work surface with stainless steel sink with tap over, part splashback wall tiles, Main Eco-Compact central heating boiler, UPVC door leading through to the rear yard, ceiling light point

Bathroom

1.5 x 1.75 (4'11" x 5'8")

Having vinyl flooring, bath with side panel with hot and cold tap over, wash hand basin with hot and cold tap over, low-level WC, central heating radiator, UPVC double-glazed window with obscure glass to the side elevation, part splashback wall panelling, ceiling light point

Stairs & Landing

Having a fitted carpet, ceiling light point, doors leading thereof:

Bedroom 1

3.33 x 3.57 (10'11" x 11'8")

Having a fitted carpet, two UPVC double-glazed windows to the fore, central heating radiator, ceiling light point

Bedroom 2

3.75 x 2.67 (12'3" x 8'9")

Having a fitted carpet, UPVC double-glazed window to the rear, central heating radiator, recessed alcove with clothes storage provision and loft hatch access point, ceiling light point

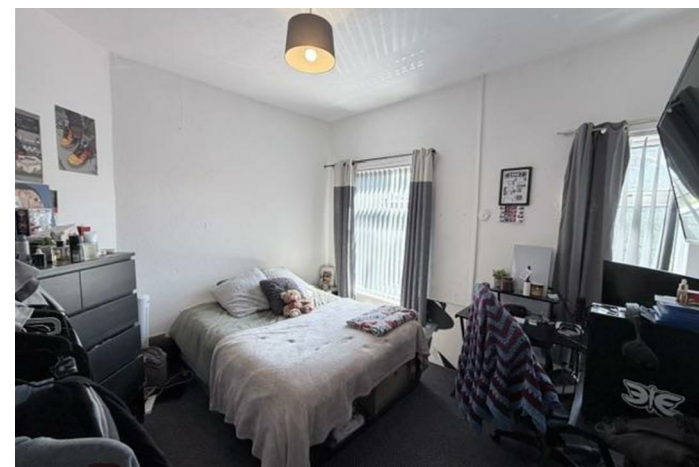
Bedroom 3

3.23 x 1.79 (10'7" x 5'10")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

Rear Garden

Being a mature garden, with a slabbed patio area. With gated entry to the side—providing shared entry access, timber shed to the rear.

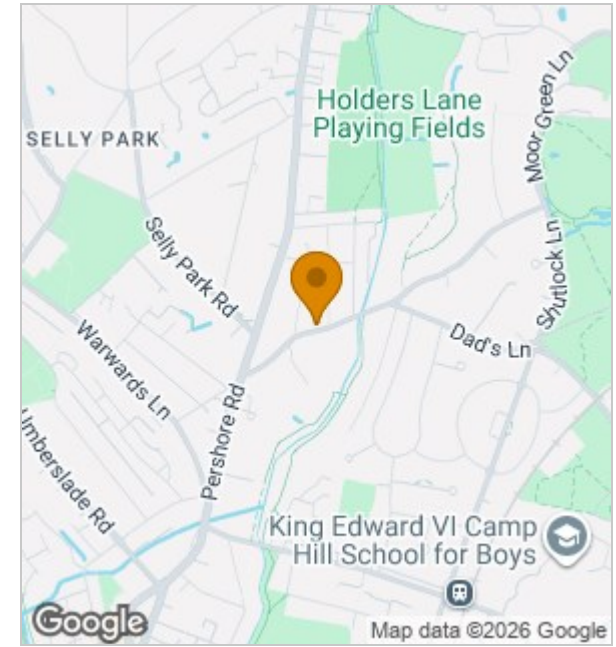




Floor Plans



Area Map



Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

Disclaimer Notice

The Digital Markets, Competition and Consumers Act 2024 (DMCCA). The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore does not verify whether they are in working order, fit for purpose, or within the ownership of the sellers. The buyer must assume any information provided is incorrect unless verified by their own solicitor or surveyor. The Agent has not checked the legal documentation to verify the legal status of the property or the validity of any guarantees. All measurements in these particulars are approximate, and photographs are provided for general guidance only. Items shown in photographs are not included unless specifically mentioned in writing within these particulars. Separate negotiation may be available for such items. No assumption should be made regarding the property or locality that is not specifically shown or confirmed. **Misrepresentation Act 1967.** These particulars are not to be regarded as an offer or contract. Statements about the property are made without responsibility on the part of **Midland Residential** or the seller, and should not be relied upon as representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars. Neither the client, the Agent, nor any employee has authority to make or give any representation or warranty regarding the property. **Tenure.** We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors. **Anti Money Laundering Regulations.** In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

923 Walsall Road, Birmingham, West Midlands, B42 1TN
 Tel: 01213477000 Email: info@midlandresidential.co.uk <https://www.midlandresidential.co.uk>

Energy Performance Graph

