



Dreghorn Road,
Birmingham, B36 8LX

Offers in Excess of £200,000

Birmingham

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Situated within a very popular residential area, that is close to many local amenities including schools for all ages.

The property offers excellent accommodation throughout and has been lovingly cared for by the present Vendor.

Interiors include an entrance hall, beautifully presented dual aspect living room, generous fitted kitchen and large multi functional room ideal for storage/playroom etc.

To the first floor are three excellent bedrooms a family bathroom and separate W.C.

Outside this property continues to shine, to the front is a fore garden with bordered lawn plus paved and stone chipped area to side. To the rear is a fabulous garden with patio ideal for alfresco dining and long lawn.

An internal viewing is essential to appreciate what a lovely home this would be.





Property Specification

A VERY WELL MAINTAINED AND WELCOMING FAMILY HOME
IDEALLY LOCATED CLOSE TO MANY AMENITIES
ENTRANCE HALL
DUAL ASPECT LIVING ROOM
FITTED KITCHEN

Lounge/Diner 21' 1" x 11' 9" (6.42m x 3.58m)

Kitchen 16' 1" x 9' 11" (4.90m x 3.02m)

Store/Play Room 8' 10" x 4' 10" (2.69m x 1.47m)

Bedroom One 13' 10" x 10' 0" (4.21m x 3.05m)

Bedroom Two 12' 4" x 7' 8" (3.76m x 2.34m)

Bedroom Three 10' 0" x 7' 0" (3.05m x 2.13m)

W.C 5' 8" x 2' 8" (1.73m x 0.81m)

Bathroom 6' 1" x 4' 11" (1.85m x 1.50m)

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: 17th July 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:

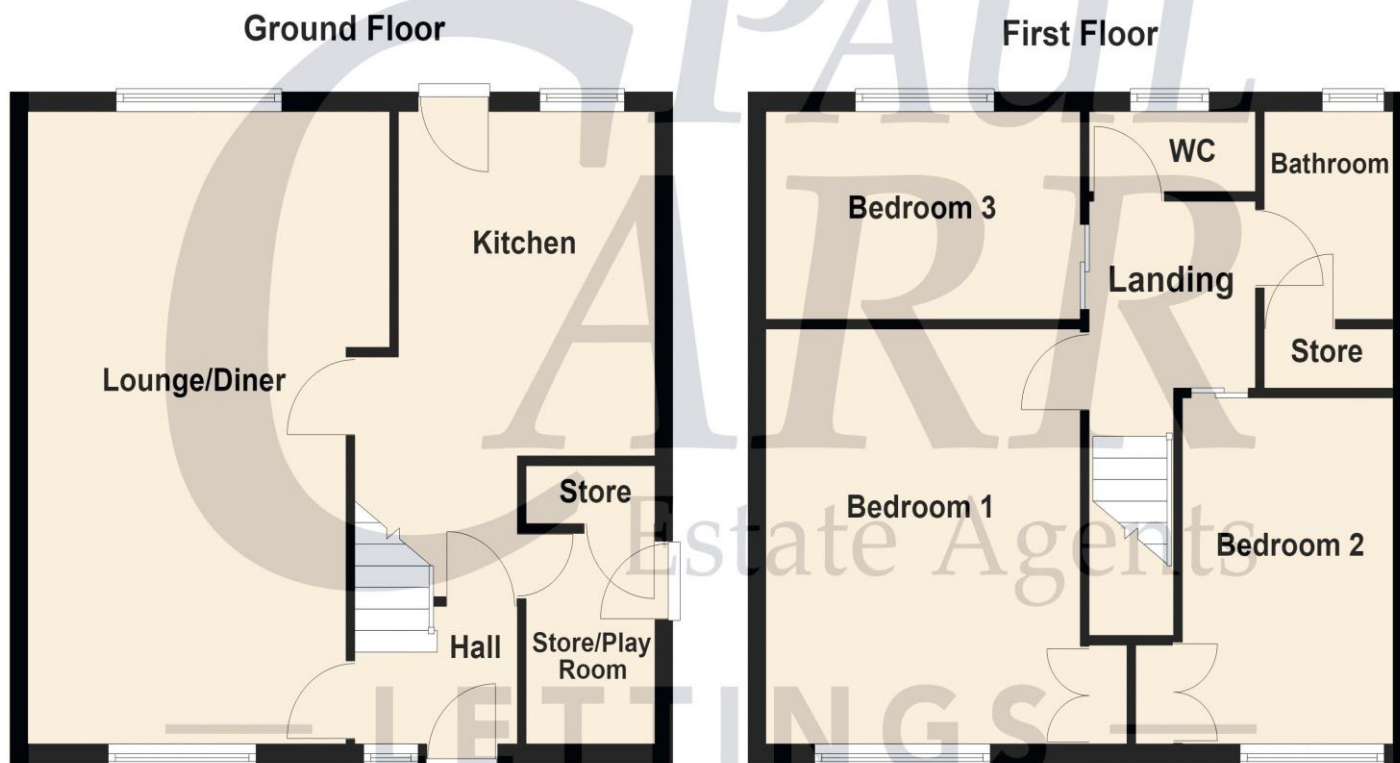
Services connected: Electric, gas, water & drainage

Council tax band: A

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

