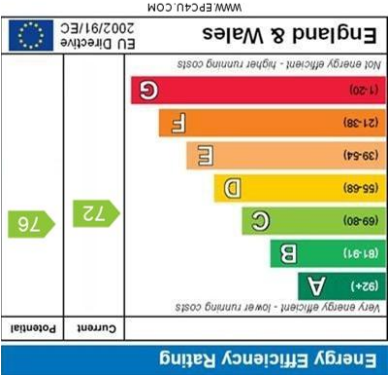


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
 state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | [0121 321 3991](#)

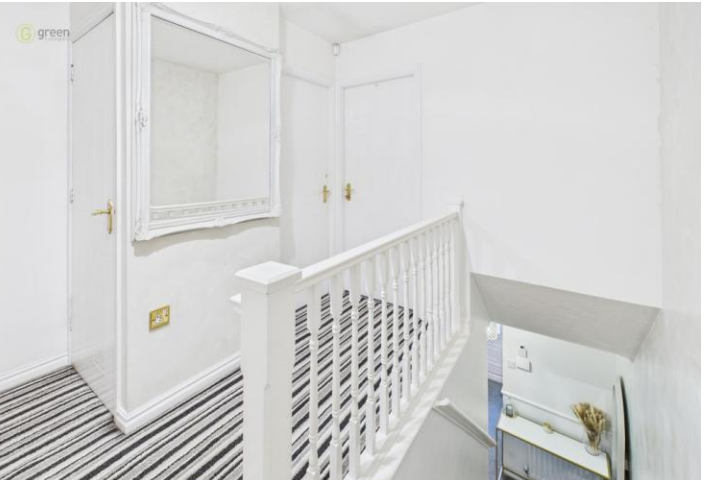


- A BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY
- MODERN MASTER BATHROOM
- BEAUTIFUL FITTED MODERN KITCHEN
- GENEROUS GARDEN
- DOUBLE GLAZING



Dovedale Road, New Oscott, Birmingham, B23 5BX

Offers Over £350,000



Property Description

Discover this stunningly presented four-bedroom semi-detached home in New Oscott. Meticulously maintained and stylishly decorated throughout, this property offers a perfect blend of comfort and elegance.

Step inside to find two spacious reception rooms, ideal for relaxing and entertaining. The heart of the home is the breath-taking modern kitchen, designed to impress with quality fittings and ample space for family gatherings.

Upstairs, you'll find an ensuite in the master bedroom, along with a beautifully appointed family bathroom. Practicality is assured with a convenient downstairs WC, while the large driveway provides ample parking.

Enjoy outdoor living in the generous lawned garden, complete with a patio area perfect for summer barbecues and outdoor dining. Additional storage is available with a useful shed, and a secure garage adds to the property's appeal.

This house combines superb style, impeccable maintenance, and fantastic features – a true must-see for anyone seeking their ideal family home in New Oscott!

TO THE FRONT Having paved driveway with space for multiple vehicles.

GARAGE 17' 8" x 9' 2" (5.38m x 2.79m) With up and over door to front, loft storage and door to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

PORCH Having door to front and door into:-

HALLWAY Carpeted and having radiator, stairs to first floor and door to reception room.

WC With double glazed window, heated towel rail, WC and floating wash basin.

FRONT RECEPTION ROOM 16' 9" x 10' 5" (5.11m x 3.18m) Carpeted and having double glazed window and radiator.

SECOND RECEPTION ROOM 13' 4" x 7' 9" (4.06m x 2.36m) Accessed from double doors front reception room, wood effect flooring, door to understairs storage, double glazed doors to garden, radiator and door to kitchen.

KITCHEN 14' 6" x 9' 5" (4.42m x 2.87m) Having heated towel rail fitted units, integrated fridge, freezer, washing machine/tumble dryer, oven, microwave, extractor fan and five ring gas hob, double glazed window to rear and door to garden.

REAR GARDEN Having patio area, lawned area, garden shed and fenced boundaries.

LANDING Carpeted and having doors to bedrooms, door to airing cupboard, access to loft via retractable stairs, loft is half boarded.

MASTER BEDROOM 13' 0" x 10' 0" (3.96m x 3.05m) With double glazed window to front, carpeted flooring, radiator and door to ensuite.

ENSUITE Having double glazed window to side, floating wash basin with two drawers, shower cubicle with electric shower, heated towel rail and wood effect flooring.

BEDROOM 7' 5" x 10' 8" (2.26m x 3.25m) Carpeted and having radiator and double glazed window to rear.

BEDROOM 10' 9" x 6' 4" (3.28m x 1.93m) Carpeted and having radiator and double glazed window to rear.

BEDROOM 10' 6" x 7' 3" (3.2m x 2.21m) Carpeted and having radiator and double glazed window to front.

FAMILY BATHROOM Having lino flooring, double glazed window overlooking side, large shower tray with electric shower, heated towel, toilet and large sink unit with drawers.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in home

Three, Vodafone - Good outdoor, variable in home

O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps.

Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, CityFibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991