ENGLANDS

24 Dobbs Mill Close

Selly Park, Birmingham, B29 7NQ

£425,000

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PROPERTY DESCRIPTION

Attractive newly-built end town house, set over three storeys is designed for modern family living having the benefit of the following features: front driveway, fitted breakfast kitchen, lounge/dining room with doors out to rear garden, first floor accommodation comprising family bathroom, two double bedrooms, child's bedroom/study, and the second floor is the principal bedroom with en suite shower room. Outside is an enclosed rear garden comprising of patio area and lawn with side access.

Dobbs Mill Close is conveniently situated off Pershore Road in Selly Park. This is a quiet cul-de-sac and the delightful view from the rear of the property overlooks Pebble Mill playing fields. Access in to Birmingham city centre is very straightforward along Pershore Road and Selly Oak train station is readily accessible. The University of Birmingham and the Queen Elizabeth Hospital are also within easy reach.

This end townhouse is set back from the road by a tarmac driveway and grass lawn.

Tel: 01214271974

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UPVC double glazed entrance door leads into:

HALLWAY
Having two ceiling light points, laminate flooring and stairs rising to first floor accommodation. Useful walk-in storage cupboard, and further understairs storage cupboard having the consumer unit and heating controls.

GROUND FLOOR WC
Having low flush WC, wash hand basin with mixer tap over and set into vanity storage unit, tiled floor, complimentary tiling to walls, ceiling light point, extractor fan and UPVC double glazed window with obscured glazing.

BREAKFAST KITCHEN
4.54m max x 3.07m max (14'10" max x 10'0" max)
Having a range of matching wall and base units, integrated electric oven with gas hob over and wall-mounted extractor fan above, composite work surfaces, stainless steel single bowl sink drainer with mixer tap over, UPVC double glazed window to the front elevation, wall-mounted Baxi gas combi boiler, appliance spaces, tiled floor with underfloor heating and two ceiling light points.

LOUNGE/DINER
5.19m max x 4.55m max (17'0" max x 14'11" max)
Having UPVC double glazed window overlooking the garden, plus UPVC double glazed patio doors opening out, two ceiling light points and laminate flooring with underfloor heating.

Stairs rising to first floor accommodation.

FIRST FLOOR LANDING
Having ceiling light point, radiator and UPVC double glazed window to the side with obscured glass.

BEDROOM TWO - FRONT
4.57m max x 3.11m max (14'11" max x 10'2" max)
Having UPVC double glazed window overlooking the front elevation, radiator and ceiling light point.

BEDROOM THREE - REAR
4.55m max x 3.09m max (14'11" max x 10'1" max)
Having UPVC double glazed window, radiator and ceiling light point.

STUDY/BEDROOM FOUR
2.51m max x 1.98m max (8'2" max x 6'5" max)
Having UPVC double glazed window, radiator and ceiling light point.

BATHROOM
Having panelled bath with mixer tap over, wall mounted shower, side screen, UPVC double glazed window with obscured glazing, low flush WC, wall mounted wash hand basin with mixer tap over and set into vanity storage unit, tiled floor, radiator, part complementary tiling to walls, ceiling light point and extractor fan.

Stairs rising to second floor accommodation.

SECOND FLOOR LANDING
Having loft access hatch and ceiling light point.

BEDROOM ONE
6.54m max x 5.22m max (21'5" max x 17'1" max)
Having UPVC double glazed window to the front elevation, Velux window to the rear with integral blind, ceiling light point and radiator.

ENSUITE SHOWER ROOM
Having a walk-in shower cubicle with wall-mounted electric shower over, low flush WC, wall-mounted wash hand basin with mixer tap over and being set into vanity storage unit, double glazed window with integral blind, tiled flooring, radiator, ceiling light point, extractor fan, and part complementary tiling to walls.

OUTSIDE
Rear garden having fence panels to three sides, and gate which leads to side access to the front of the property.

ADDITIONAL INFORMATION
Council Tax Band: TBC
Tenure: Freehold

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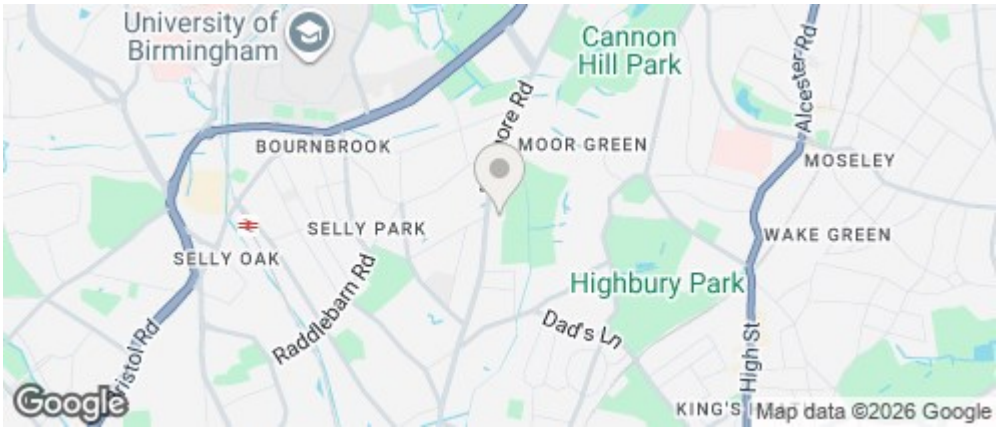
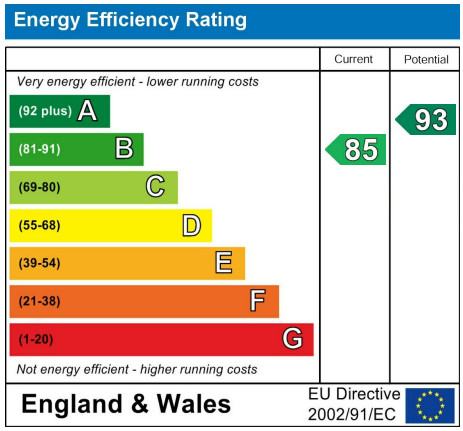
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN

DISCLAIMER NOTICES

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.