



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

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

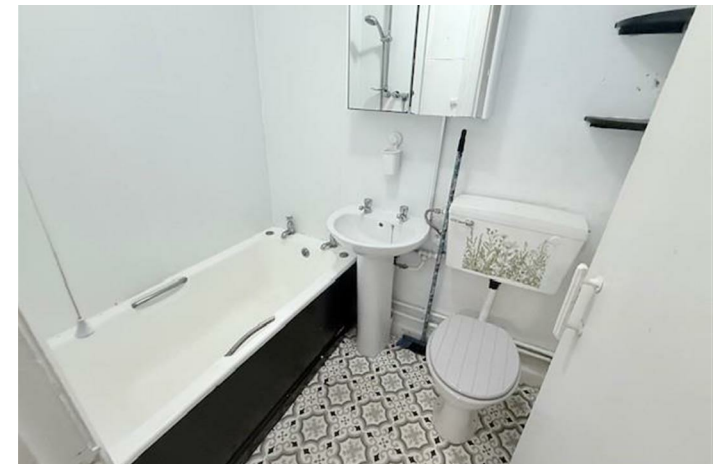
Bedroom 3

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

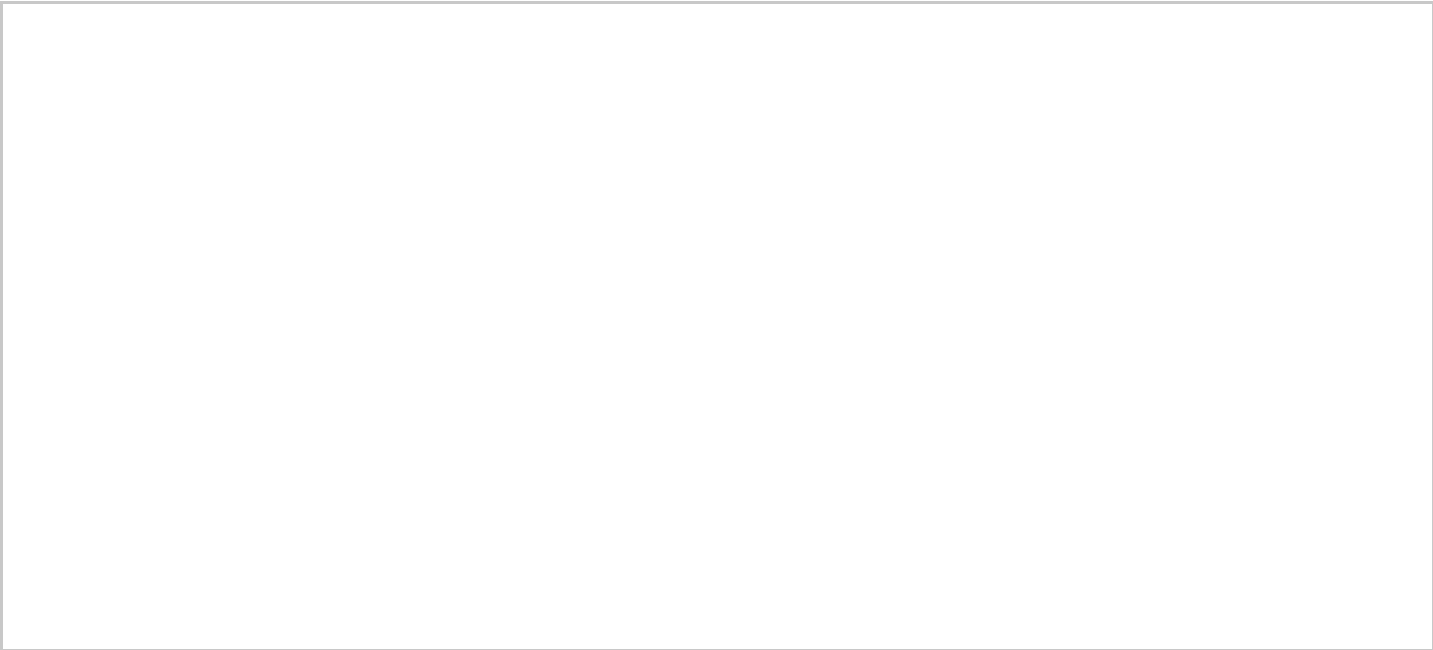
Being a mature garden, with a slabbed patio area. With gated entry to the side—providing shared entry access, timber shed to the rear.



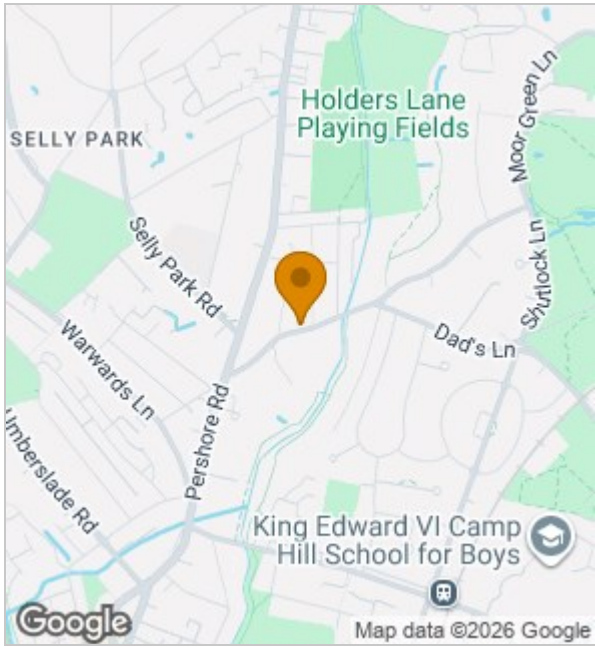




Floor Plans



Area Map



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Energy Performance Graph

