



Dalewood Road  
Birmingham



# Dalewood Road Birmingham B37 6HH

for sale  
**£200,000**



## Property Description

CALLING ALL INVESTORS, Burchell Edwards are delighted to present this stunning detached property that comes with a sitting tenant paying £1100PCM who has been a long-standing tenant for the last 13 years.

The downstairs space consists of a family lounge and kitchen/diner which opens into a spacious family garden.

Upstairs, the property boasts three bedrooms, two of which are sizable doubles and then a good size single. The Bathroom is stylish with its neutral colours appealing to everyone.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

To the front there is plenty of parking provided by a driveway. In addition, you have great access to local schools, amenities and transport links such as the M6 & M42.

## Entrance Hallway

Door to front elevation, central heating radiator, laminate flooring, stairs to first floor accommodation.

## Lounge

14' 10" x 12' 3" ( 4.52m x 3.73m )  
Double glazed window to front elevation, central heating radiator and laminate flooring.

## Kitchen

9' 9" x 15' 7" ( 2.97m x 4.75m )  
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for electric cooker and washing machine, central heating radiator, central heating boiler, storage pantry and lino flooring.

## Landing

Double glazed window to side elevation, loft access and carpet.

## Bedroom One

12' 7" x 8' 8" ( 3.84m x 2.64m )  
Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Two

12' 3" x 7' 8" ( 3.73m x 2.34m )  
Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Three

9' 9" x 6' 7" ( 2.97m x 2.01m )  
Double glazed window to front elevation, central heating radiator and laminate flooring.

## Bathroom

Double glazed window to rear elevation, wash hand basin, bath, shower, heated towel rail.

## Separate W.C

Double glazed window to rear elevation and W.C.

## Front Garden

Tarmac driveway providing off road parking and laid to lawn.

## Rear Garden

Lawned area, plants and shrubs.





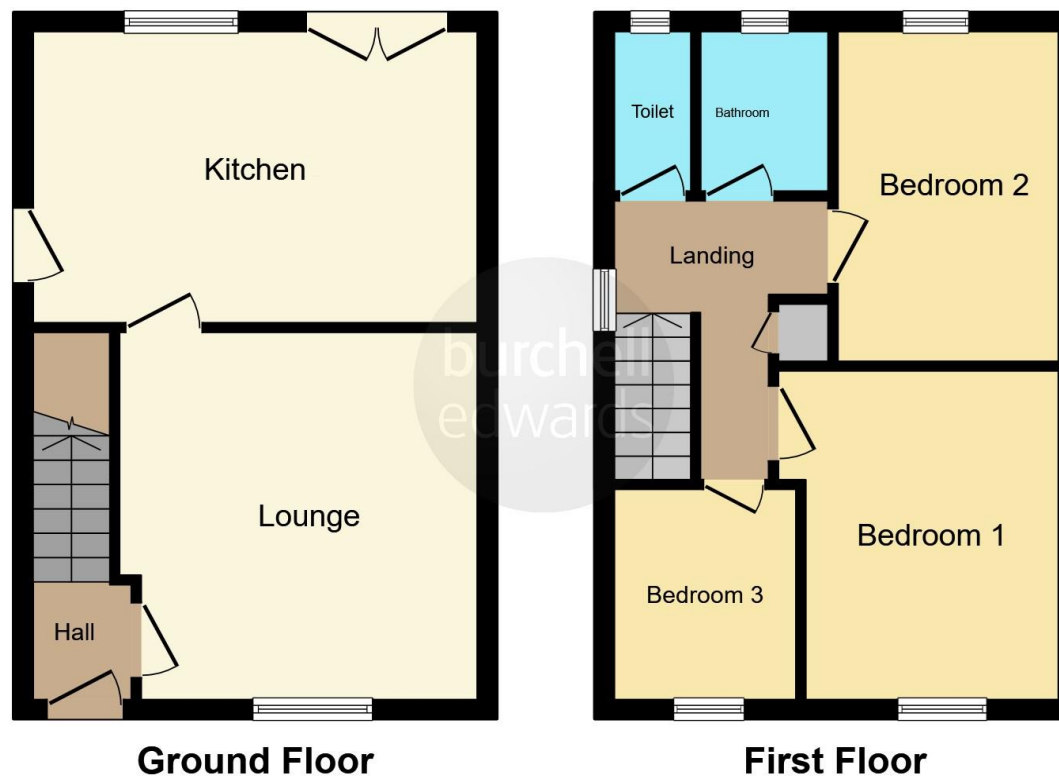












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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