



Dorrington Green BIRMINGHAM B42 1QA

for sale offers over
£220,000



Property Description

Located on a popular residential road in Perry Barr, this well-presented three-bedroom semi-detached property offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, or those looking to upsize.

The ground floor comprises a welcoming entrance hallway, a bright and comfortable living room featuring an attractive fireplace, a separate dining room ideal for family meals and entertaining, and a well-appointed kitchen with ample storage and workspace.

Upstairs, the property offers three generously sized bedrooms, along with a family bathroom serving all rooms.

Externally, the property enjoys a private driveway with off-road parking for two vehicles, leading to a side garage offering additional storage or parking. To the rear is a generous garden, mainly laid to lawn, providing an ideal space for outdoor entertaining, family activities, or future landscaping.

Ideally positioned for everyday convenience, the property is within walking distance of local schools, shops, and excellent public transport links, including Hamstead Railway Station and regular bus services. The nearby Scott Arms offers a wide range of amenities, while One Stop Shopping Centre and the Midlands motorway network are easily accessible, making this an excellent location for commuters.

Entrance Hall

One ceiling light point, One single radiator, Laminate flooring

Lounge

14' 9" x 14' 5" (4.50m x 4.39m)

Window to front double glazed, Two ceiling light points, One double radiator, Laminate flooring

Dining Room

10' 2" x 8' 6" (3.10m x 2.59m)

Window to rear double glazed, One single radiator, Laminate flooring, Sliding doors to garden

Kitchen

10' 6" x 5' 11" (3.20m x 1.80m)

Window to rear double glazed, One ceiling light point, One single radiator, Laminate flooring

Bedroom 1

14' 9" x 7' 10" (4.50m x 2.39m)

Window to front double glazed, One ceiling light point, One single radiator

Bedroom 2

9' 10" x 5' 11" (3.00m x 1.80m)

Window to rear double glazed, One ceiling light point, One single radiator

Bedroom 3

8' 10" x 7' 10" (2.69m x 2.39m)

Window to rear double glazed, One ceiling light point, One single radiator

Shower Room

6' 7" x 6' 7" (2.01m x 2.01m)

Window to side double glazed, One ceiling light point, Wash hand basin, WC, Shower cubicle, Gas shower, Fully tiled,

Garage

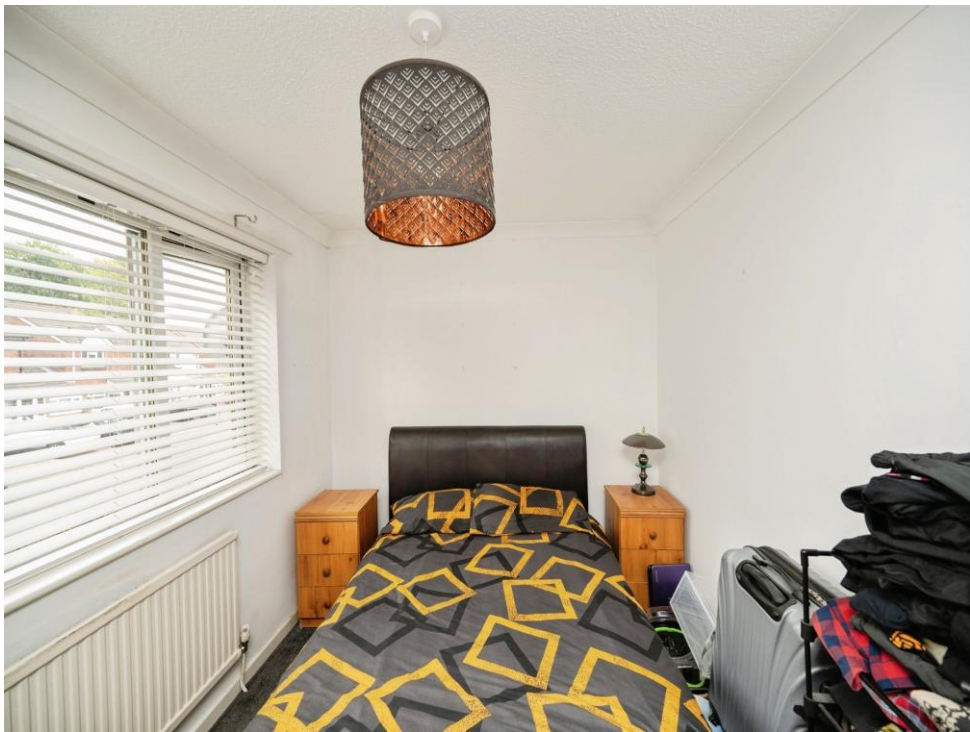
16' 10" x 8' 10" (5.13m x 2.69m)

One ceiling light point, Manual door

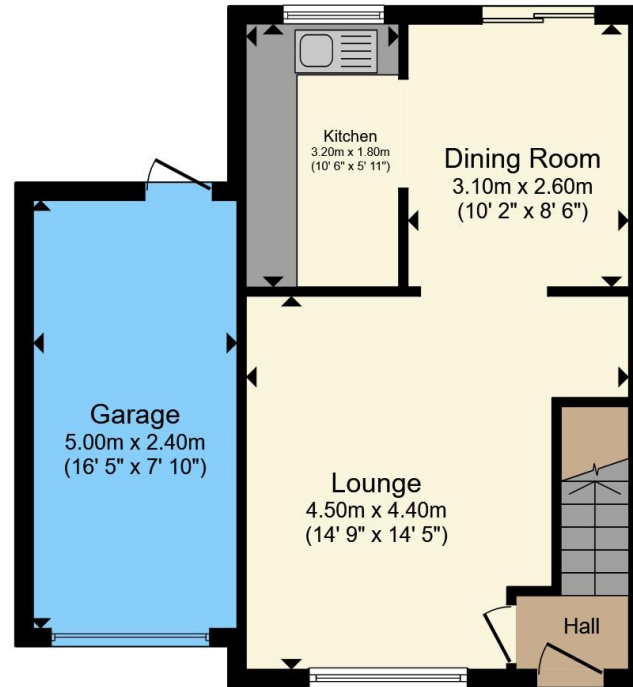
Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

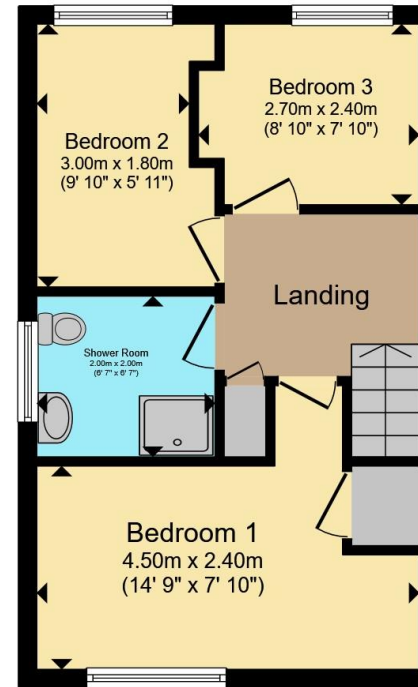








Ground Floor



First Floor

Total floor area 81.0 m² (872 sq.ft.) approx

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.propertybox.io

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907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GBR313074



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GBR313074 - 0005