



Dulwich Road,
Birmingham, B44 0EP

Offers Over £300,000

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Welcoming to the market this immaculate three bedroom end terrace family home located on the popular Dulwich Road. Situated close to good local schools, shops, amenities, making it perfect for first time buyers and families.

Approached via a driveway for multiple vehicles and entered through an extended porch/boot room. Upon entry you are welcomed by the large open plan living space. The kitchen is the focal point of the home, with a fitted coffee machine, double oven, microwave, electric hob, sink unit, fridge/freezer and dish washer. The kitchen has plenty of base and wall units, central island and plenty of countertop space. The property also has underfloor heating throughout the lounge and kitchen areas. Completing the ground floor is side extension perfect for a playroom, potential fourth bedroom or annex with a utility to the rear.

Heading upstairs the property benefits from three double bedrooms. Completing the first floor is a useful WC off the landing.

Externally, the home has a private rear garden with a paved patio, lawned area and a shed to the rear. Viewing this beautiful home is highly recommended to avoid disappointment.





Property Specification

NO UPWARD CHAIN
STUNNING FITTED KITCHEN
UNDERFLOOR HEATING
RENOVATED THROUGHOUT TO A VERY HIGH STANDARD
EXTENSION TO SIDE

Porch/Boot Room
2.50m (8'2") x 1.40m (4'7")

Lounge
5.40m (17'9") max x 4.20m (13'9") max

Stunning Kitchen/Diner
5.30m (17'5") max x 3.50m (11'6") max

Bathroom
2.90m (9'6") x 1.50m (4'11")

Potential Annex/Bedroom Four/Playroom 5.00m
(16'5") x 3.20m (10'6")

Utility Room
3.10m (10'2") x 2.60m (8'6")

Bedroom 1
5.20m (17'1") max x 3.42m (11'3") max

Bedroom 2
2.90m (9'6") x 2.80m (9'2")

Bedroom 3
2.90m (9'6") x 2.22m (7'4")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

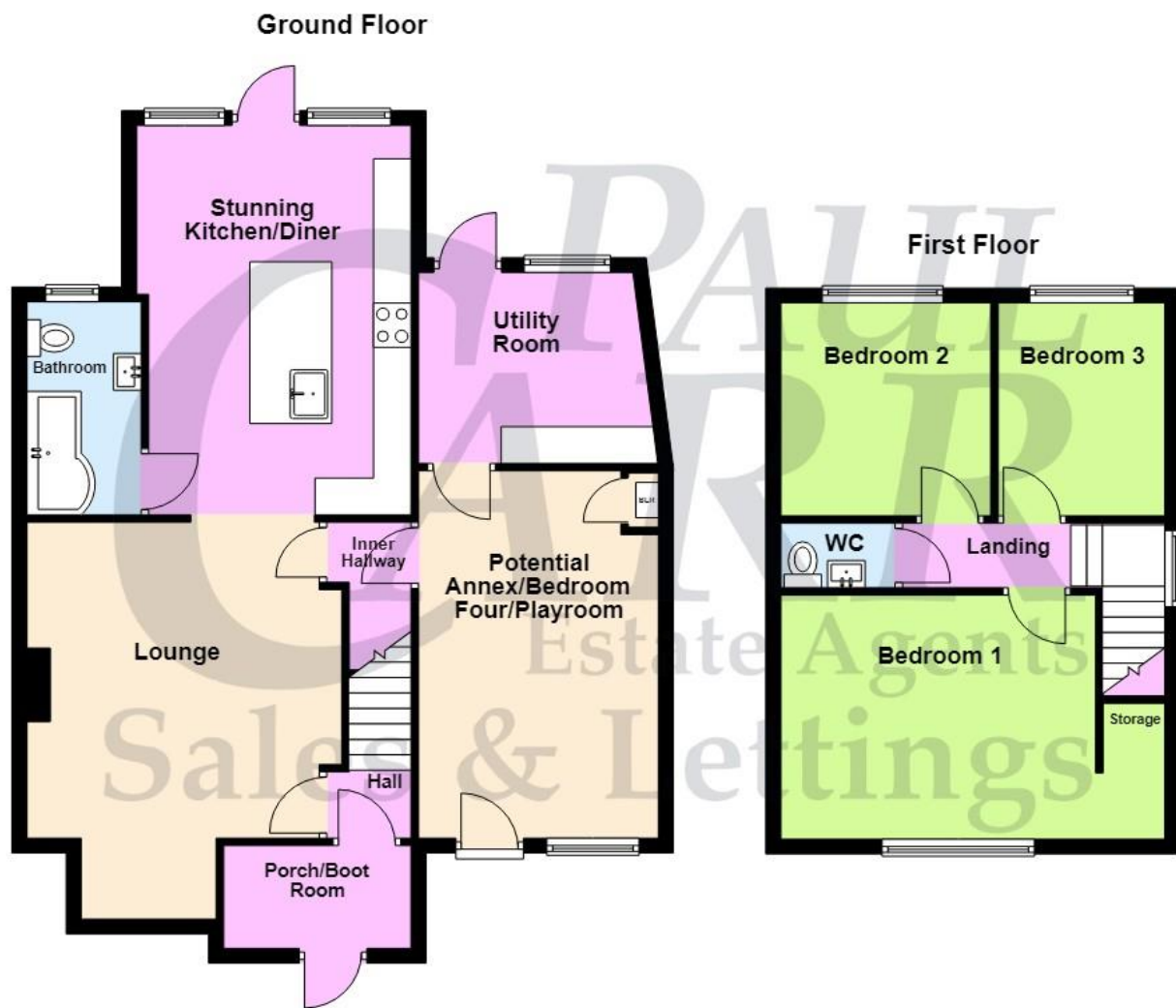
Services connected: Electric, Gas, Water and Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

