

for sale

£185,000 Freehold



Dolphin Lane Birmingham B27 7DE

Two-bedroom mid-terrace home offering a living room, kitchen, spacious upstairs bathroom, and rear garden. Potential for off-road parking. Ideal for first-time buyers or investors.

- Energy Rating: C
- TWO BEDROOMS
- CLOSE TO TRANSPORT LINKS
- LIVING ROOM
- KITCHEN

Property Details

Entrance Porch

Door to front elevation.

Lounge 15' 8" max into recess x 11' 5" max into recess (4.78m max into recess x 3.48m max into recess)

Double glazed window to front elevation, central heating radiator and storage cupboard.

Kitchen 12' 6" x 7' 8" (3.81m x 2.34m)

Two double glazed windows and obscure double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, spotlights, central heating radiator and stairs to first floor accommodation.

Landing

Central heating radiator and loft access via hatch.

Bedroom One 12' 9" x 8' 6" (3.89m x 2.59m)

Double glazed window to rear elevation, central heating radiator and built in storage cupboard.

Bedroom Two 7' 11" into recess x 11' (2.41m into recess x 3.35m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to front elevation, W.C, wash hand basin, bath, electric shower, central heating radiator, spotlights and tiling to splash prone areas.

Front Garden

Block paved frontage.

Rear Garden

Mainly laid to lawn and fencing to all boundaries.





To view this property please contact Burchell Edwards on

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Property Ref: SHI208633 - 0018

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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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