

ENGLANDS



20 Dobbs Mill Close

Selly Park, Birmingham, B29 7NQ

£425,000





PROPERTY DESCRIPTION

Attractive newly-built end town house is set over three storeys is designed for modern family living having the benefit of the following features: front driveway, fitted breakfast kitchen, lounge/dining room with doors out to rear garden, first floor accommodation comprising family bathroom, two double bedrooms, child's bedroom/study, and the second floor is the principal bedroom with en suite shower room. Outside is an enclosed rear garden comprising of patio area and lawn with side access.

Dobbs Mill Close is conveniently situated off Pershore Road in Selly Park. This is a quiet cul-de-sac and the delightful view from the rear of the property overlooks Pebble Mill playing fields. Access in to Birmingham city centre is very straightforward along Pershore Road and Selly Oak train station is readily accessible. The University of Birmingham and the Queen Elizabeth Hospital are also within easy reach.

This townhouse is set back from the road by a tarmac driveway and grass lawn.



Tel: 01214271974



UPVC entrance door with obscured glazing leads into:

HALLWAY

Having two ceiling light points, laminate flooring and stairs rising to first floor accommodation. Useful walk in storage cupboard plus further understairs storage cupboard with consumer unit and heating control.

GROUND FLOOR WC

Having low flush WC, wash hand basin with mixer tap over set into vanity storage, UPVC double glazed window with obscured glass to the side, extractor fan, tiled floor, part complementary tiling to walls and ceiling light point.

BREAKFAST KITCHEN

4.85m max x 3.06m max (15'10" max x 10'0" max)
Having a range of matching wall and base units, laminate work surfaces, integrated electric oven, gas hob over and wall-mounted extractor fan above, wall mounted Baxi gas combi boiler, appliance spaces, part complementary tiling to walls and tiled floor with underfloor heating.

LOUNGE/DINER

5.19m max x 4.25m max (17'0" max x 13'11" max)
Having UPVC double glazed window overlooking the garden, plus UPVC double glazed patio doors opening out, two ceiling light points and laminate flooring with underfloor heating.

Stairs rising to first floor accommodation.

FIRST FLOOR LANDING

Having ceiling light point, radiator and UPVC double glazed window to the side with obscured glass.

BEDROOM TWO - FRONT

4.82m max x 3.11m max (15'9" max x 10'2" max)
Having UPVC double glazed window overlooking the front elevation, radiator and ceiling light point.



BEDROOM THREE - REAR

4.27m max x 3.09m max (14'0" max x 10'1" max)
Having UPVC double glazed window, radiator and ceiling light point.

STUDY/BEDROOM FOUR

2.69m max x 1.96m max (8'9" max x 6'5" max)
Having UPVC double glazed window to the front elevation, radiator and ceiling light point.

BATHROOM

Having panelled bath with mixer tap over, wall-mounted shower, side screen, UPVC double glazed window with obscured glazing, low flush WC, wall-mounted wash hand basin with mixer tap over and set into vanity storage unit, tiled floor, radiator, part complementary tiling to walls, ceiling light point and extractor fan.

Stairs rising to second floor accommodation.

SECOND FLOOR LANDING

Having loft access hatch and ceiling light point.

BEDROOM ONE

6.51m max x 5.19m max (21'4" max x 17'0" max)
Having UPVC double glazed window to the front elevation, Velux window to the rear with integral blind, ceiling light point and radiator.

ENSUITE SHOWER ROOM

Having a walk-in shower cubicle with wall mounted electric shower over, low flush WC, wall mounted wash hand basin with mixer tap over and being set into vanity storage unit, double glazed window with integral blind, tiled flooring, radiator, ceiling light point, extractor fan and part complementary tiling to walls.

OUTSIDE

Rear garden having fence panels to three sides and gate which leads to side access to the front of the property.

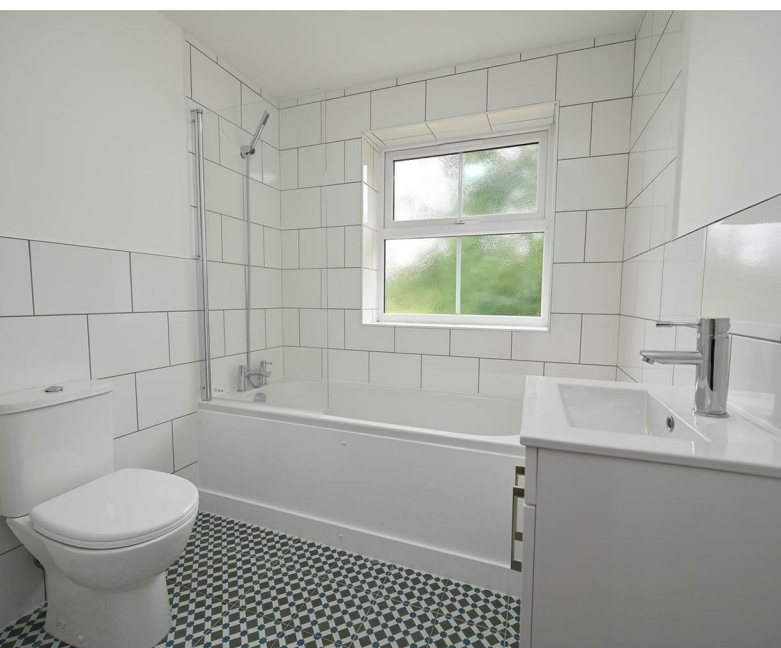
ADDITIONAL INFORMATION

Council Tax Band: TBC

Tenure: Freehold



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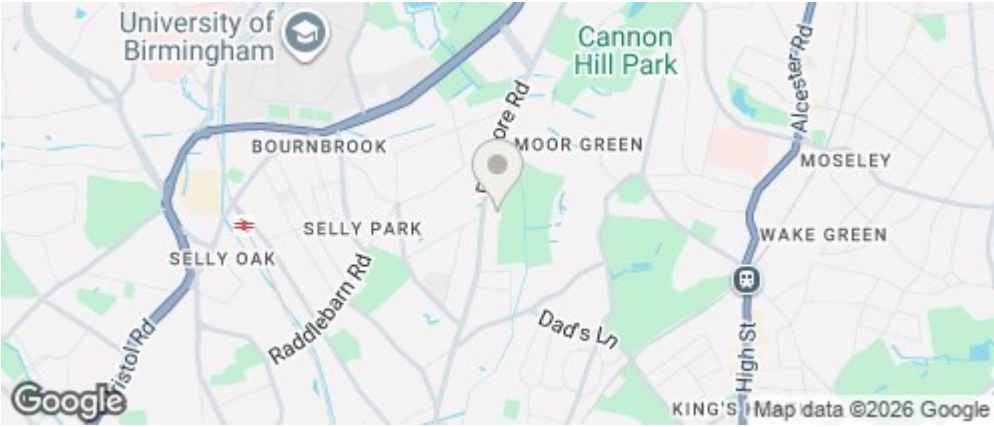




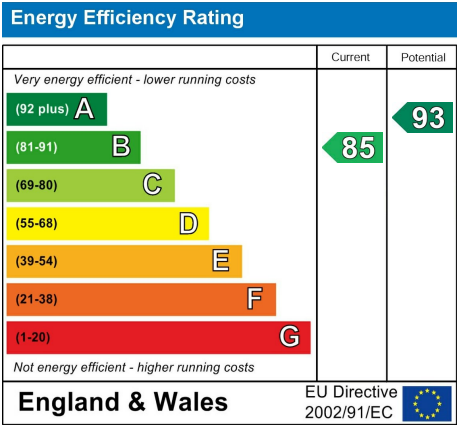
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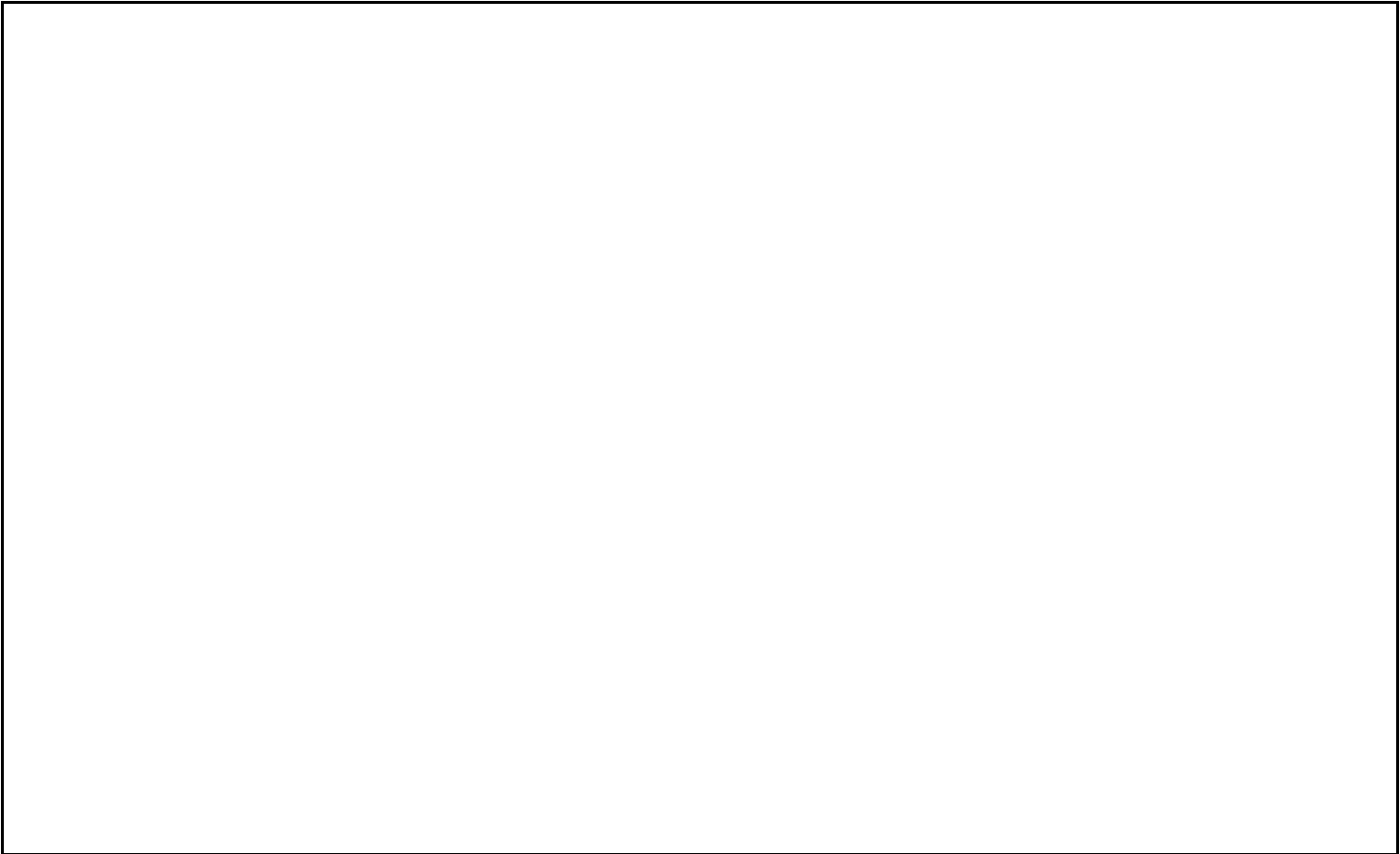
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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