



£325,000 Offers In Excess Of

Dalbury Road, Birmingham, B28 0NG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Well-Presented Semi-Detached Property
- Three Bedrooms
- Re-Fitted Dining Kitchen
- South-Facing Rear Garden
- No Upward Chain
- Garden/Sun Room
- Family Bathroom with Separate WC
- Garage with Potential for Conversion (STPP)
- Off-Road Parking

Property Description

A three bedroom well presented semi detached property with NO UPWARD CHAIN. Viewings Highly Recommended.

Main Particulars

PROPERTY LOCATION

Hall Green is a highly desirable residential area known for its convenience and popularity. Residents here enjoy easy access to a range of local amenities, including shops, schools, and restaurants. Moreover, the property is within walking distance of the Stratford Road, a major thoroughfare that offers exceptional transportation links to key destinations such as Birmingham City Centre, Solihull, and the motorway network.

This property presents an excellent opportunity suitable for various purposes, including families, investors, and landlords. Furthermore, it offers the potential for future development, making it an even more appealing investment prospect.

If purchasing for investment you could expect to receive around £1400pcm.

Full Description:

This delightful semi-detached property is set back from the road with a tarmac driveway providing off-road parking, leading up to the garage and a set of UPVC double-glazed double doors that open into the enclosed porch.

Enclosed Porch: Features double doors leading to the entrance hallway.

Entrance Hallway: Includes a ceiling light point, radiator, stairs to the first-floor accommodation, and doors leading to the lounge and kitchen.

Lounge (Front) - 13' 9" x 10' 11" (4.19m x 3.33m): A cozy space with a double-glazed bay window to the front, radiator, ceiling light point, and coving to the ceiling.

Re-Fitted Dining Kitchen (Rear) - 20' 2" x 11' 10" (6.15m x 3.61m): This modern kitchen boasts a range of attractive wall, drawer, and base units complemented by marble-effect work surfaces and matching upstands. It features a ceramic sink with mixer tap, four-ring gas hob with extractor canopy, Metro-style tiling, integrated Zanussi oven, dishwasher, fridge-freezer, and washing machine. There's also a breakfast bar seating area, under-stairs storage, wood-effect flooring, double-glazed window to the rear, and glazed French doors leading to the garden/sun room.

Garden/Sun Room: A bright space with double-glazed windows and a door leading out to the south-facing rear garden. Wood-effect flooring completes the room.

First Floor Accommodation:

Landing: Includes a double-glazed window to the side elevation, access to loft space, ceiling light point, and doors to the bedrooms and bathroom.

Bedroom One (Front) - 14' 4" x 11' 0" (4.37m x 3.35m): A spacious bedroom with a double-glazed bay window to the front, radiator, and ceiling light point.

Bedroom Two (Rear) - 11' 8" x 11' 6" (3.56m x 3.51m): Features a double-glazed window to the rear, radiator, and ceiling light point.

Bedroom Three (Front) - 5' 11" x 7' 3" (1.8m x 2.21m): With a double-glazed window to the front, radiator, and ceiling light point.

Family Bathroom (Rear): A luxurious bathroom with a P-shaped Jacuzzi-style bath, thermostatic shower, body jets, glazed screen, vanity wash hand basin with storage, tiled walls, herringbone-style flooring, obscure double-glazed window to the rear, and ladder-style radiator.

Separate WC: Features a low flush WC, obscure double-glazed window, ceiling light point, and herringbone-style flooring.

South-Facing Rear Garden: This low-maintenance garden is mainly laid to lawn and features a paved patio, rear terrace, fencing to boundaries, and a variety of mature shrubs and bushes.

Garage: Includes garage doors to the driveway and a double-glazed door providing access to the rear garden. The garage also offers potential for conversion, subject to planning permission.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



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