



**Dunnigan Road, Birmingham B32 3XD**

**welcome to**

## **Dunnigan Road, Birmingham**

Occupying a popular and convenient Harborne location, this three-bedroom detached bungalow presents an excellent opportunity for those seeking single-storey living with a practical and versatile layout. Set back from the road behind a driveway. Full refurbishment required.

### **Agent Note**

This property is council tax band D.  
This property requires a full refurbishment.

### **Entrance Porch**

Door to side of porch, windows surround, enter into entrance hall.

### **Entrance Hall**

Doors to living room 1, bedrooms 1, 2, & 3, kitchen and bathroom. Ceiling light connection, central heating radiator.

### **Living Room 1**

18' 7" x 12' 7" ( 5.66m x 3.84m )  
Double glazed window to front, ceiling light connection, inset gas fire, central heating radiator.

### **Kitchen**

Double glazed window to rear, ceiling light connection, door to living room 2, range of wall & base units, but requires a full refurb.

### **Living Room 2**

16' 10" x 7' 7" ( 5.13m x 2.31m )  
Double glazed window to front, ceiling light connection, inset gas fire, central heating radiator, door to conservatory.

### **Conservatory**

14' 7" x 8' 11" ( 4.45m x 2.72m )  
Brick built base, windows surround (some appear to be broken), door to rear garden.

### **Bedroom 1**

12' 7" x 12' 3" ( 3.84m x 3.73m )  
Double glazed window to rear, ceiling light connection, central heating radiator.

### **Bedroom 2**

9' 2" x 8' 11" ( 2.79m x 2.72m )  
Double glazed window to front, ceiling light connection, central heating radiator.

### **Bedroom 3**

9' 5" x 7' 3" ( 2.87m x 2.21m )  
Double glazed window to rear, ceiling light connection, central heating radiator.

### **Bathroom**

9' 1" x 7' 5" ( 2.77m x 2.26m )  
Corner bath, wash hand basin, low level flush w/c, bidet - requires full refurbishment.

### **Front Garden**

Tarmac driveway, overgrown garden. Needs to TLC.

### **Rear Garden**

Mainly laid to lawn, overgrown. Needs some TLC.

### **Garage**

Shelving on walls, wall mounted boiler.

### **Parking**

Driveway & garage.





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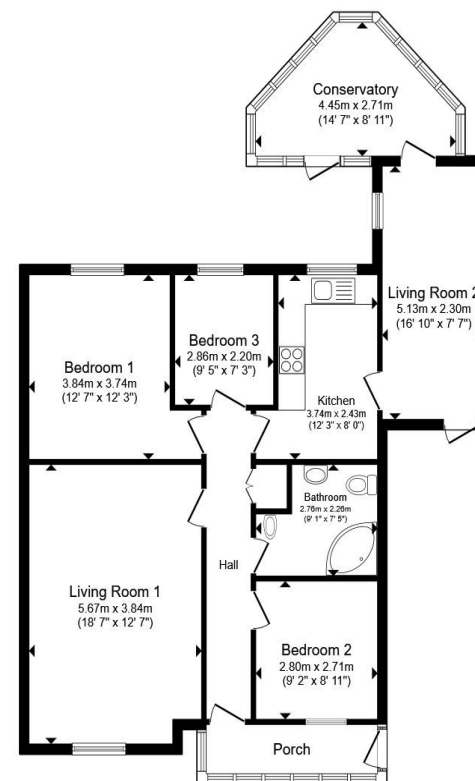
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## Dunnigan Road, Birmingham

- Detached bungalow
- Three bedrooms
- Two-reception rooms
- Kitchen
- Driveway plus large garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**Price:**  
**£285,000**



Total floor area 92.5 m<sup>2</sup> (996 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](http://www.propertybox.io)



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