

Doidge Road
BIRMINGHAM

burchell edwards

Doidge Road
BIRMINGHAM B23 7SQ

for sale offers over
£210,000







Property Description

The property briefly comprises two bright and spacious reception rooms. The front reception room benefits from a bay window, allowing for an abundance of natural light, whilst the second reception room offers access to the kitchen and staircase leading to the first floor.

Located on the ground floor is a family bathroom comprising a panelled bath with shower over, wash hand basin and low-level WC.

To the first floor are three well-proportioned bedrooms, offering ample space for freestanding furniture and with the added benefit of useful built-in storage.

Externally, the property benefits from a private rear garden, ideal for outdoor dining, entertaining guests and family enjoyment.

Conveniently located within easy reach of a range of local amenities, well-regarded schools, transport links and shopping facilities, this home presents an excellent opportunity for first-time buyers, growing families or investors seeking a property with strong rental potential.

Early viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Reception Room One

3.61m x 3.48m (11'10" x 11'5")

Situated to the front of the property, benefitting from a bay window allowing an abundance of natural light.

Reception Room Two

3.40m x 3.40m (11'2" x 11'2")
A versatile second reception room ideal for formal dining or family sitting room, with rear aspect window and access to the kitchen.

Kitchen

3.48m x 1.91m (11'5" x 6'3")
Fitted with a range of wall and base units, work surfaces space for appliances and door leading to the rear garden and family bathroom.

Bedroom One

3.48m x 3.40m (11'5" x 11'2")
A spacious double bedroom positioned to the front aspect of the property.

Bedroom Two

3.68m x 2.79m (12'1" x 9'2")
A well-proportioned double bedroom overlooking the rear aspect.

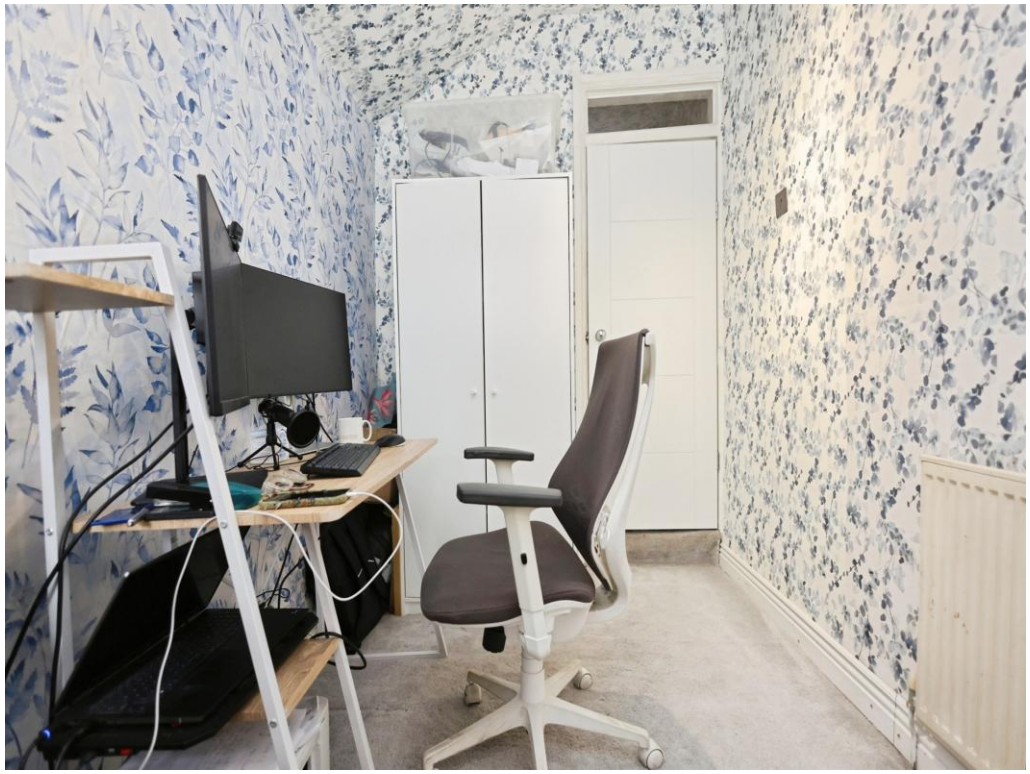
Bedroom Three

3.48m x 1.96m (11'5" x 6'5")

A generous third bedroom ideal as a child's bedroom, guest room or home office.

Bathroom

Comprising bath with shower over, wash hand basin and low-level WC.







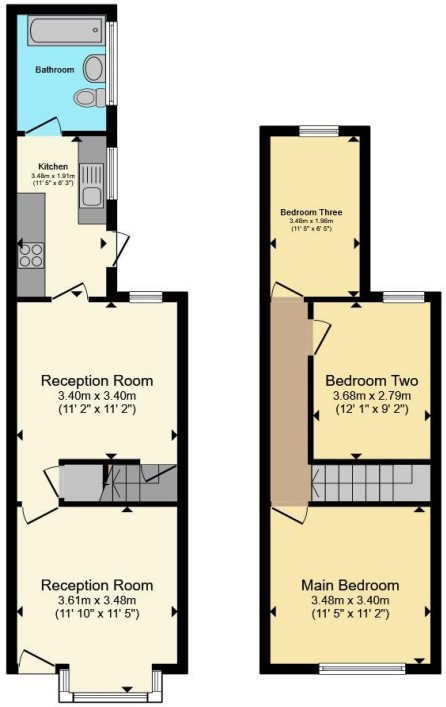












Total floor area 72.9 m² (785 sq.ft.) approx

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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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