



## 79 Dogpool Lane

, Birmingham, B30 2XH

Offers In The Region Of £245,000



**Lovely two bedroom, mid-terrace home on Dogpool Lane close to Moseley Village located within easy reach of all of its associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good links to Kings Heath High Street and local parks with transport links into the City Centre and upcoming Train Stations. The property benefits from central heating and double glazing (where stated) and the accommodation briefly consists; hallway, two reception rooms, kitchen, downstairs WC and access to a well maintained mature rear garden. To the first floor there are two bedrooms and a bathroom. The property benefits from no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this beautiful terrace home on offer please contact our Moseley office.**



### Approach

The property is approached via a UPVC front entry door opening into:

### Inner Lobby

With ceiling light point and wooden single glazed door opening into:

### Hallway

With doors opening into:

### Reception Room One

8'3" x 13'1" into bay (2.53 x 3.99 into bay)

With double glazed bay window to the front aspect, central heating radiator and ceiling light point,

### Reception Room Two

11'6" x 12'3" (3.52 x 3.75)

With under stairs storage providing useful storage, two ceiling light points, double glazed window to the rear aspect, laminate to flooring, central heating radiator, stairs giving rise to the first floor landing, gas fireplace with marble surround and wooden mantle piece and further single glazed door opening into:

### Kitchen

15'1" x 5'9" (4.62 x 1.76)

With tiled flooring, wall and base units with wooden effect work surface over incorporating sink and drainer with mixer tap over, gas cooker and hob with extractor over, tiling to splash backs, double glazed window to the side aspect, double glazed opaque patio door giving access to the side passageway, ceiling spotlights, Velux window, space for washing machine and fridge freezer and door opening into:

### Ground Floor WC

2'3" x 5'7" (0.70 x 1.72)

With opaque double glazed window to the rear aspect, ceiling light point, low flush WC, wall mounted sink with mixer tap over, tiling to splash backs, tiling to flooring and wall mounted Vaillant boiler.

### First Floor Accommodation

Stairs giving rise to the first floor landing with ceiling light point and doors opening into:

### Bedroom One

13'6" x 10'9" (4.12 x 3.30)

With ceiling light point, central heating radiator and two double glazed windows to the front aspect.

### Bedroom Two

10'9" x 12'5" (3.29 x 3.80)

With ceiling light point, central heating radiator, double glazed window to the rear aspect and over stairs storage space.

### Bathroom

10'5" x 5'11" (3.18 x 1.81)

With lino to flooring, panel bath with mixer tap and shower over with rainfall shower attachment, low flush WC, sink on pedestal with mixer tap over, tiling surround and tiling to splash backs, opaque window to the front aspect, ceiling light point, wall mounted extractor fan and central heating towel rail.

### Rear Garden

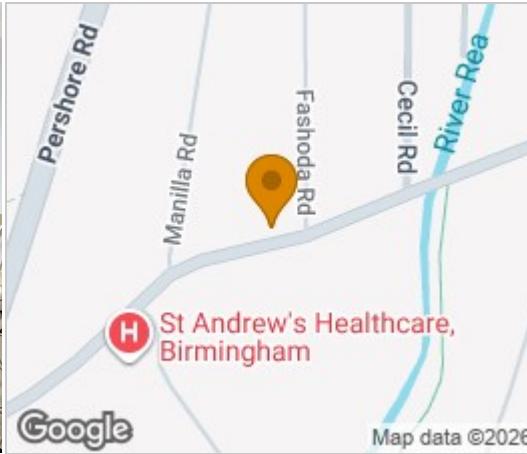
With a paved patio area leading to lawn turfed area leading to a further rear patio and fencing surround.

### Council Tax

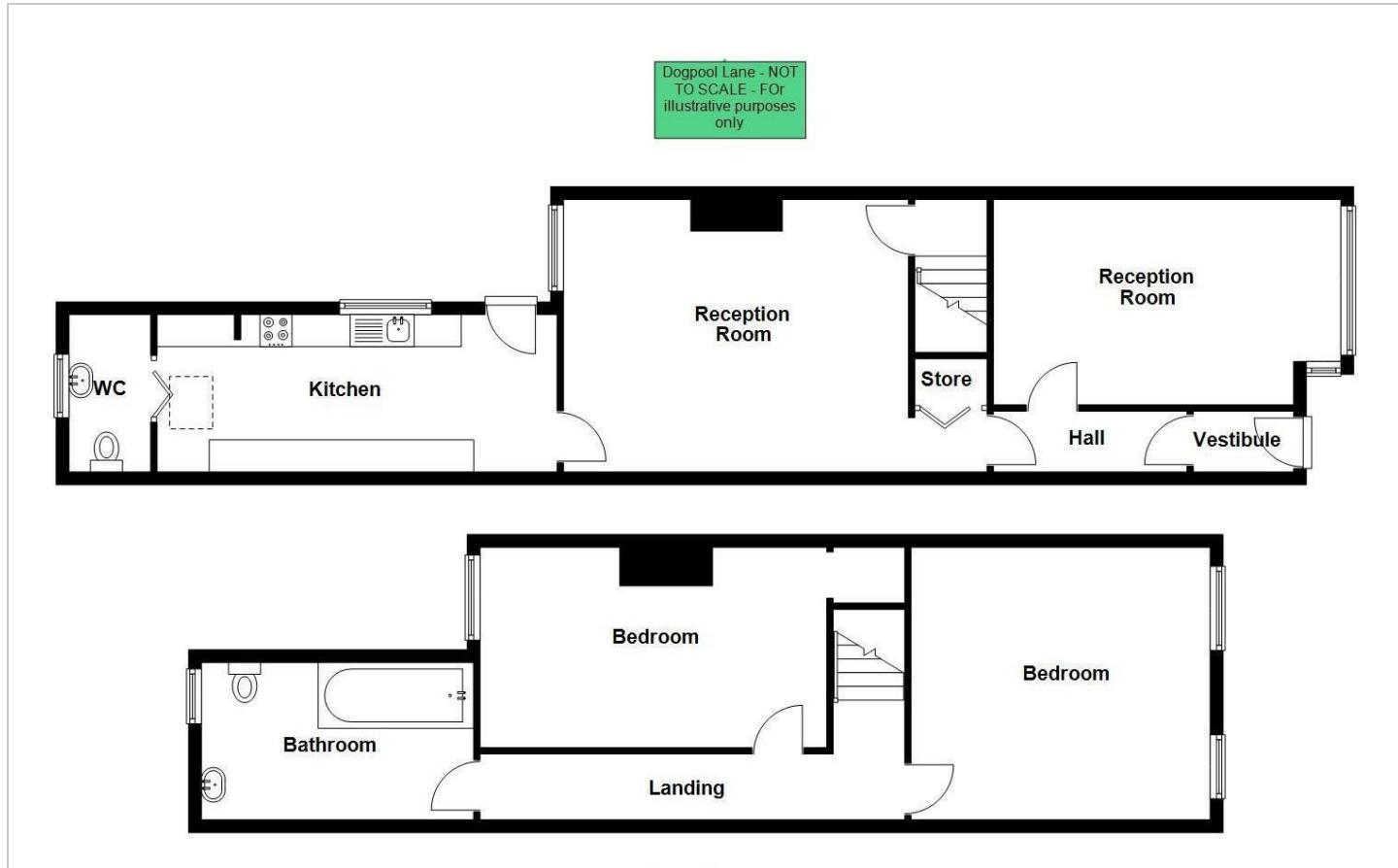
According to the Direct Gov website the Council Tax

Band for 79 Dogpool Lane, Birmingham, B30 2XH is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





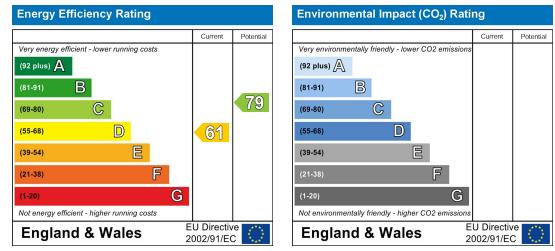
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk