



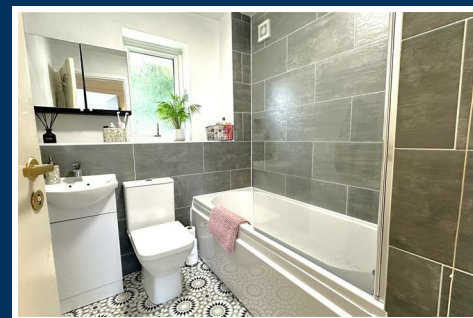
9 Dobbs Mill Close

Selly Park, Birmingham, B29 7NQ

Offers In The Region Of £220,000



Stylish 2 Bed End Terrace with Parking, Garden & Potential! A fantastic opportunity for first-time buyers! This beautifully presented two-bedroom end of terrace home sits on a generous corner plot, offering plenty of off-road parking, an excellent side plot, and landscaped gardens with potential to extend (STPP). Inside, the home features a bright living room, modern kitchen-diner, and a superb rear garden and side plot—ideal for entertaining or relaxing. Upstairs, there are two bedrooms and a contemporary bathroom. Set in a highly convenient location close to the University of Birmingham, Dental & Medical Schools, and a range of primary and secondary schools. You'll benefit from excellent transport links via Bournville, Selly Oak & New Street train stations, frequent bus routes, and the new cycleway into the City Centre. Enjoy the lifestyle too—Cannon Hill Park, Edgbaston Cricket Ground, the up and coming Stirchley and vibrant Moseley Village are all just a short stroll away. A smart, spacious home with room to grow—early viewing highly recommended!



Approach

This excellent two-bedroom end-of-terrace property is set on a superb plot, featuring off-road parking, a wooden side access gate to the rear garden, and a pathway leading to a storage cupboard and storm porch with a UPVC double-glazed front door opening into:

Living Room

12'11" x 11'08" (3.94m x 3.56m)

With open plan staircase giving rise to the first floor landing, ceiling light point, central heating radiator, double glazed window to the front aspect, laminate wood effect floor covering and internal door opening into:

Kitchen/Dining Room

11'08" x 9'08" (3.56m x 2.95m)

A u-shaped kitchen with grey painted matching wall and base units and incorporating glazed display unit, roll edge worksurface, tiling to splash backs, integrated Bosch oven and four ring burner hob with in-built extractor over, one and a half bowl

stainless steel sink and drainer with hot and cold mixer tap, plumbing facility for washing machine, double glazed window and double glazed exterior door giving views and access to the rear garden. Dining area with central heating radiator, continued tiled flooring, recently re-fitted Worcester Bosch wall mounted combination boiler, under stairs storage cupboard currently housing the fridge freezer and electric fuse board.

Rear Garden

From the kitchen/diner exterior door gives access out to the rear garden with a initial block paved patio area incorporating low maintenance Cotswold stoning to further patios, wooden access gate to the side driveway, pitch roof garden shed and mature lawn with decorative flowerbeds to borders and being finished with panel fencing to all borders.

First Floor Accommodation

From living room stairs gives rise to the first floor landing with loft access point, ceiling light point and interior doors opens into:

Bedroom One

12'04" max x 11'09" max (3.76m max x 3.58m max)

With two double glazed windows to the front aspect, ceiling light point, over stairs storage cupboard providing plentiful storage space and central heating radiator.

Bedroom Two

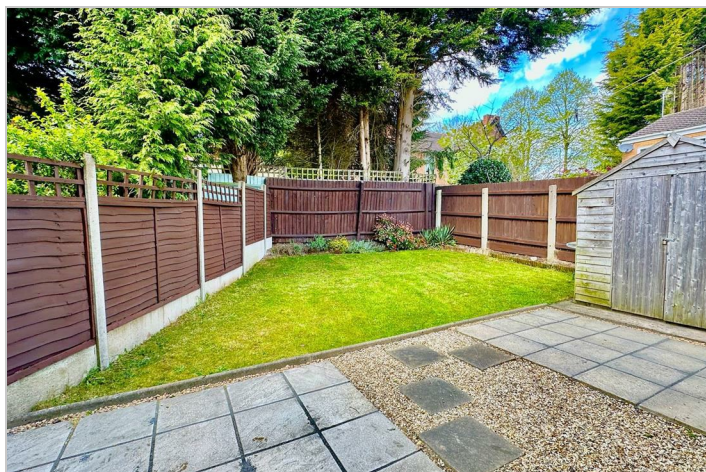
5'04" x 14' (1.63m x 4.27m)

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

Modern Bathroom

8'02" x 5'09" (2.49m x 1.75m)

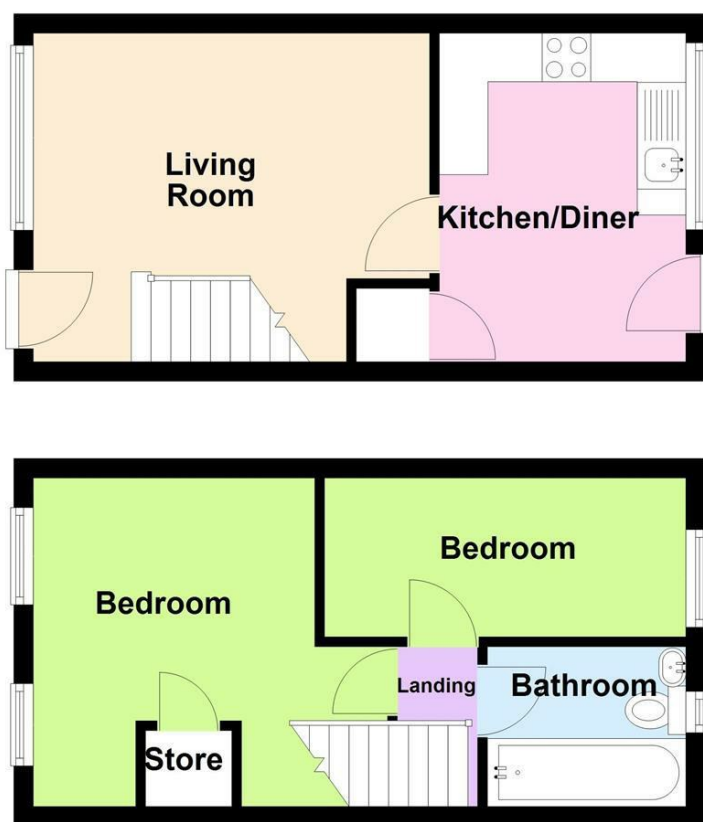
With panel bath and glass shower screen with mains powered shower and hot and cold mixer tap, low flush push button WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, contemporary tiling to splash backs, tiled effect floor covering, heated chrome towel rail, frosted double glazed window to the rear aspect, ceiling light point and wall mounted extractor fan.





Floor Plan

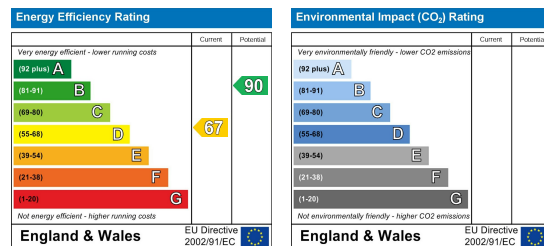
Dobbs Mill Court - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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.