



**Dogpool Lane Selly Oak B30 2XH**  
**Offers In The Region Of £220,000**

**midland**  
**residential**

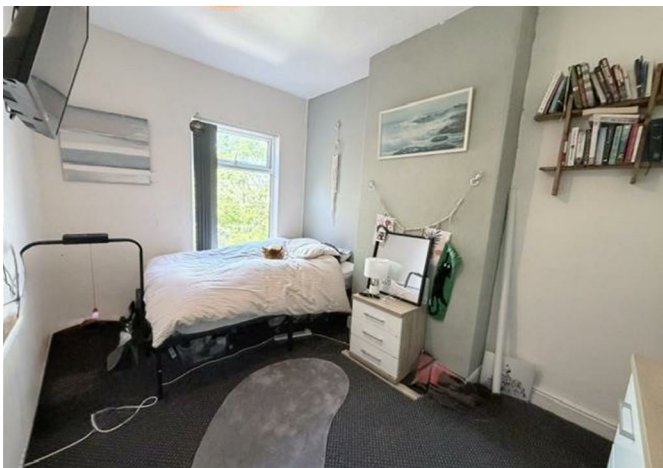


3  1  2  D 

Midland Residential are delighted to present this three-bedroom mid-terraced property, ideally situated in the popular and sought-after area of Selly Oak. The location offers convenient access to a range of local amenities, including Selly Park, public transport links, shops, cafés, and well-regarded schools such as Selly Park Girls' School and St Edward's Catholic School.

The property briefly comprises an entrance hallway, two reception rooms, a fitted kitchen, a downstairs bathroom, and access to a rear garden. To the first floor, there are three well-proportioned bedrooms. Further benefits include gas central heating, double glazing (where specified), and on-street parking.

- Mid Terraced Property
- Double Glazed (w/s)
- Two Reception Rooms
- Rear Garden
- Three Bedrooms
- Ideal for First Time Buyer or Investment
- Fitted Kitchen
- EPC: D
- Gas Central Heating
- Tax Band: A



3  1  2  D 

This property is ideal for a first time buyer or an investor. The property is currently generating an annual rental income of £10,740.

Please note: some images have been edited to protect tenant privacy.

## Description

### Entrance

Having a UPVC front door leading through to an entrance hallway, with laminate flooring, central heating radiator, ceiling light point, doors leading thereof:

### Front Reception

3.9 x 2.46 (12'9" x 8'0")

Having laminate flooring, central heating radiator, UPVC double-glazed two-sided bay window, gas and electric meter points, ceiling light point

### Pantry Off Hallway

Being recessed understairs, with wall shelving storage.

### Rear Reception

3.75 x 3.56 (12'3" x 11'8")

Having laminate flooring, central heating radiator, UPVC double-glazed window to the rear, ceiling light point, with doors leading thereof: to the 1st floor stairs and the kitchen

### Kitchen

3.2 x 1.79 (10'5" x 5'10")

Having vinyl flooring, a selection of wall and base units, work surface with stainless steel sink with tap over, part splashback wall tiles, Main Eco-Compact central heating boiler, UPVC door leading through to the rear yard, ceiling light point

### Bathroom

1.5 x 1.75 (4'11" x 5'8")

Having vinyl flooring, bath with side panel with hot and cold tap over, wash hand basin with hot and cold tap over, low-level WC, central heating radiator, UPVC double-glazed window with obscure glass to the side elevation, part splashback wall panelling, ceiling light point

### Stairs & Landing

Having a fitted carpet, ceiling light point, doors leading thereof:

### Bedroom 1

3.33 x 3.57 (10'11" x 11'8")

Having a fitted carpet, two UPVC double-glazed windows to the fore, central heating radiator, ceiling light point

### Bedroom 2

3.75 x 2.67 (12'3" x 8'9")

Having a fitted carpet, UPVC double-glazed window to the rear, central heating radiator, recessed alcove with clothes storage provision and loft hatch access point, ceiling light point

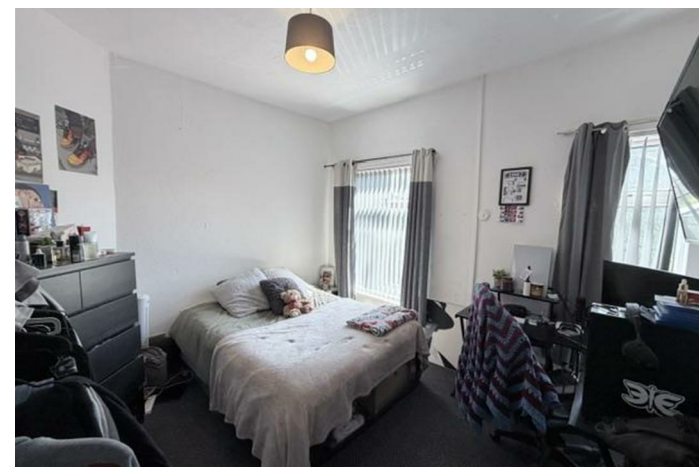
### Bedroom 3

3.23 x 1.79 (10'7" x 5'10")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, ceiling light point

### Rear Garden

Being a mature garden, with a slabbed patio area. With gated entry to the side—providing shared entry access, timber shed to the rear.



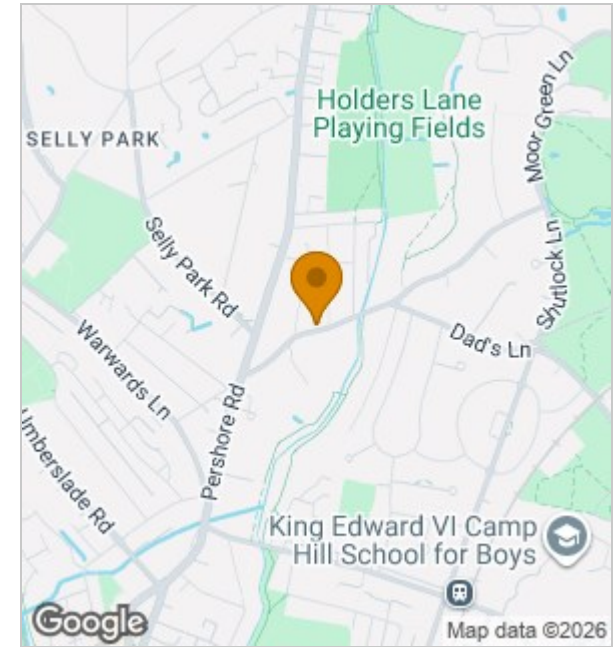




## Floor Plans



## Area Map



**Property Particulars.** These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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## Energy Performance Graph

