

oulsham



8 Dulvern Grove, Kings Heath, B14 6LX

Asking Price £365,000

EPC: D

A FANTASTIC OPPORTUNITY TO PURCHASE THIS THREE BEDROOM DETACHED PROPERTY providing an excellent family home. This property comprises of Porch, Hallway, Two Reception Rooms, Kitchen, Ground Floor Shower Room, Lean To, Store Room , Three First Floor Bedrooms, Family Bathroom, W.C, Rear Garden and Off-Road Parking.

Energy Performance Rating: D. Council Tax Band: D.

LOCATION:

Dulvern Grove is situated off Yarningale Road, Kings Heath a suburb of south Birmingham, five miles south of the city centre. It is the next suburb south from Moseley on the A435. Kings Heath is a very popular area which grew around the High Street where there are many independent restaurants, cafes and shops plus an excellent bus and train service in and out of the city centre, including the newly built Kings Heath Train Station. The area is also best known for its wide range of outstanding primary and secondary schools.

HOW TO GET THERE: Enter into Sat Nav: B14 6LX.

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

SUMMARY:

A spacious three-bedroom detached property with off-road parking, generous gardens and excellent potential for modernisation.

Upon entering the property, you are welcomed into a useful porch, which leads through to the central hallway. The hallway provides access to the ground-floor accommodation and the staircase rising to the first floor.

The ground floor offers two well-proportioned reception rooms. The first benefits from a charming bay window, providing an attractive focal point and allowing plenty of natural light into the room. The second reception room features doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

The kitchen provides ample space for a range of appliances, including a double oven, slimline dishwasher, washing machine and tumble dryer, together with a breakfast bar area. From the kitchen, there is access to a useful lean-to, which in turn provides access to the store room, formerly the garage, a separate WC and the rear garden.

Also located on the ground floor is a convenient shower room, fitted with a built-in vanity unit incorporating a WC and wash hand basin, together with a large shower cubicle.

To the first floor are three generously proportioned bedrooms, all benefiting from built-in storage. The family bathroom comprises a wash hand basin and bath with shower over, while a separate WC provides additional convenience, particularly for busy family households.

Outside, the rear garden offers a paved patio area, ideal for outdoor seating and entertaining, with a central area of laid lawn and pathways running along both sides. To the rear of the garden is additional space providing excellent potential for sheds or further storage.

The garden also provides access to three useful outbuildings, one of which currently houses the property's boiler.

Externally, the property benefits from off-road parking, while internally it offers spacious and versatile accommodation throughout. Although requiring some modernisation, the property presents an excellent opportunity for buyers looking to create a comfortable family home and add their own style and improvements.

GENERAL INFORMATION:

Services: Central heating to radiators is provided by a boiler located in the outhouse.

Tenure: The agent understands the property is freehold.

Porch:
5'5" x 4'10" (1.65m x 1.47m)

Hallway:
13'1" x 4'10" (4m x 1.47m)

Reception Room:
11'4" x 11' (max) (3.45m x 3.35m (max))

Reception Room:
12' x 11'5" (3.66m x 3.48m)

Kitchen:
8'5" x 9'9" (2.57m x 2.97m)

Ground Floor Shower Room:
7'11" x 4'1" (2.41m x 1.24m)

Store Room:
7'7" x 7'4" (2.3m x 2.24m)

Lean To:
3'5" x 21'5" (1.04m x 6.53m)

Ground Floor Lavatory:
2'6" x 4'3" (0.76m x 1.3m)

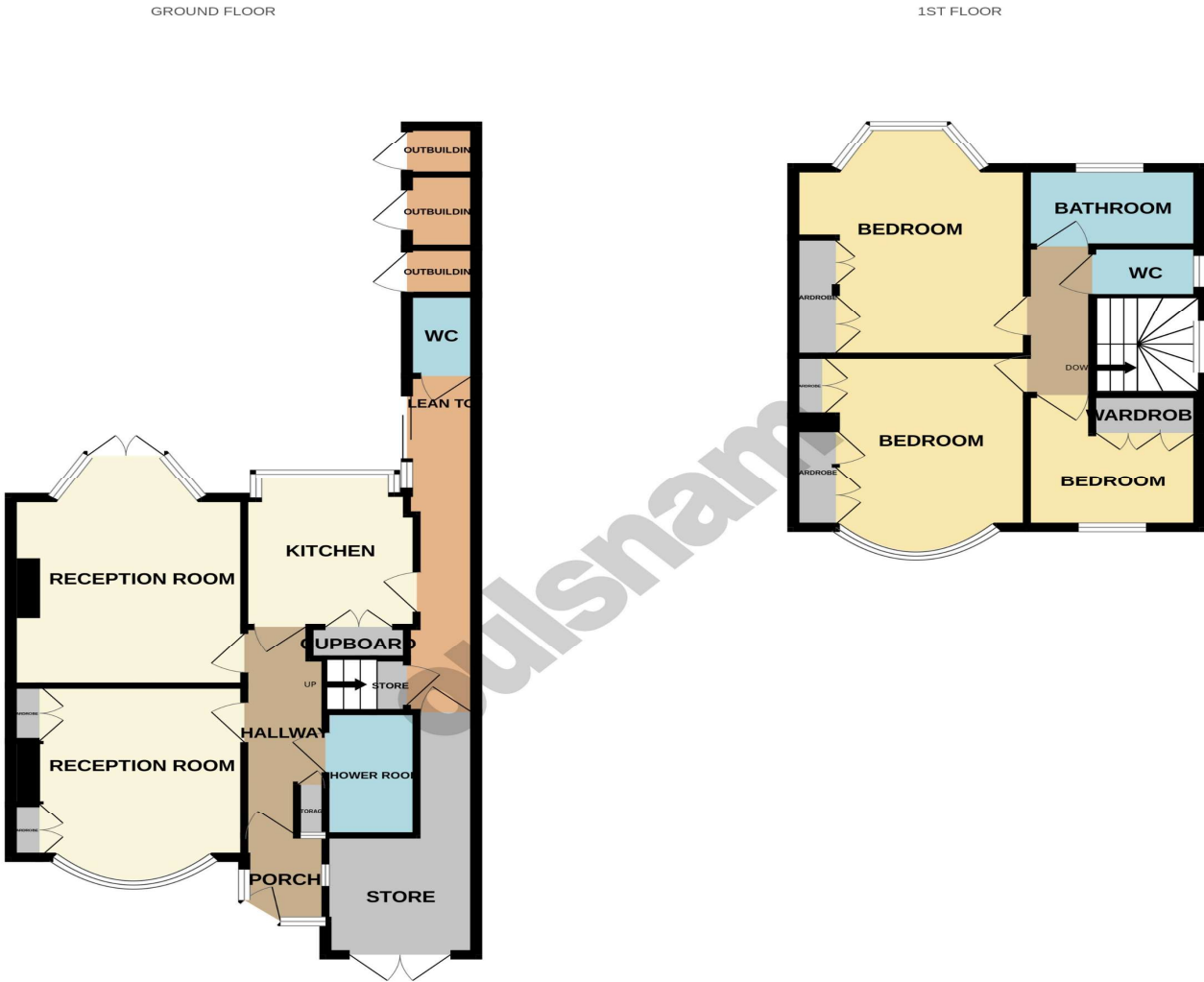
Bathroom:
5'4" x 8'3" (1.63m x 2.51m)

Lavatory:
2'6" x 5'2" (0.76m x 1.57m)

Bedroom:
11'11" x 11'6" (3.63m x 3.5m)

Bedroom:
11'4" (3.45) x 11'5" (3.48) (into wardrobe)

Bedroom:
9'5" (2.87) x 8'4" (2.54) (into wardrobe)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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