

# Horton & Storey



Dolphin Lane, Acocks Green, Birmingham,

£194,950

# Property Features

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- Three Bedrooms
- Loft Room
- Large Driveway
- Kitchen-Diner
- Shower Room
- Private Rear Garden
- Must View

## Full Description

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**LOCAL AREA** The property is situated near to Acocks Green Village, there a wide range of small shops, large supermarkets, bus routes and a train station in the Centre. As well as having good bus links you are a short drive away from the Airport, International Train Station and motorways.

**APPROACH** Via a large drive way for several cars leading to the front door and a passage providing access to the rear garden

### GROUND FLOOR

**HALL** Accessed from the porch the hall has a central heating radiator stairs leading to the first floor landing and a door to the lounge

**LOUNGE** 12' 5" x 17' 4" (3.79m x 5.3m) A large lounge that can accommodate large furnishings with a double glazed window to the front elevation, a door leading to the under stairs storage cupboard and a central heating radiator.

**KITCHEN DINER** 9' 6" x 15' 5" (2.9m x 4.72m) A fantastic kitchen/dining room that has been modernised and comprises of a range of high gloss wall and floor base units, inset sink with mixer tap, space for a fridge freezer, plumbing for a dishwasher and washing machine, hob and oven with tiling to splash prone areas. There is a double glazed window



to the rear elevation, a patio door leading to the rear garden and a wall mounted central heating radiator.

## FIRST FLOOR

**LANDING** Having doors leading to the first floor rooms

**BEDROOM ONE** 10' 9" x 9' 5" (3.3m x 2.88m) A large double bedroom with access to the loft room provided by a pull down loft ladder. There is a double glazed window to the front elevation and a central heating radiator.

**BEDROOM TWO** 12' 9" x 9' 3" (3.9m x 2.83m) Another double bedroom with a built in storage cupboard, a double glazed window to the rear elevation and a central heating radiator.

**BEDROOM THREE** 7' 10" x 10' 1" (2.4m x 3.09m) A generous sized single bedroom with a double glazed window to the rear elevation and a central heating radiator.

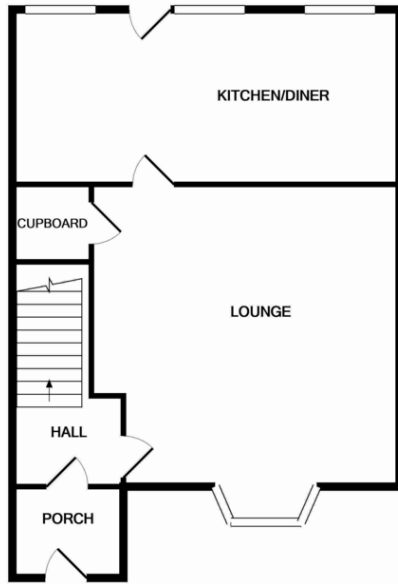
**SHOWER ROOM** The suite comprises of a large walk in shower, sink, wc and a heated towel rail. There is an obscure double glazed window to the front elevation and a storage cupboard.

**LOFT ROOM** 11' 5" x 16' 0" (3.5m x 4.9m) Having storage in the eaves, a central heating radiator and a velux window.

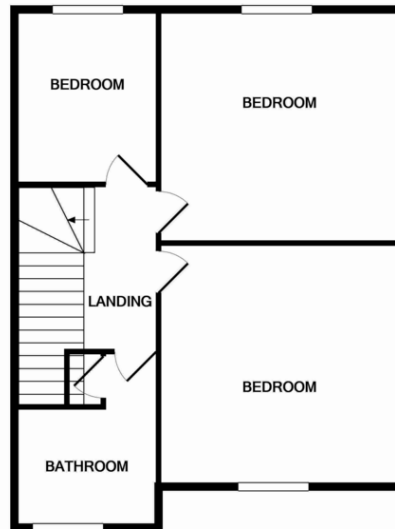
## OUTSIDE

**REAR GARDEN** A private rear garden that has been landscaped by the current owners. There is a large patio area leading to a raised lawn with a shed for storage. There is a side passage providing access to the front of the property.

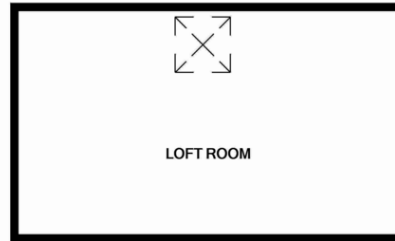




GROUND FLOOR  
APPROX. FLOOR  
AREA 697 SQ.FT.  
(64.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.4 SQ.M.)



LOFT ROOM

2ND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1684 SQ.FT. (156.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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