



The logo for Urbangrey Estates, featuring a small house icon above the word "urbangrey" in a bold, lowercase sans-serif font, with "ESTATES" in a smaller font below it.

111 DUNSTER ROAD, CHELMSLEY WOOD , BIRMINGHAM,  
B37 7TL OFFERS IN EXCESS OF £119,950





### **A Spacious Ground-Floor Flat with Private Garden**

Ideal for first-time buyers or investors, this bright and airy 2-bedroom flat is situated in a convenient and sought-after location. With modern amenities, a private garden, and excellent transport links, this property is a fantastic opportunity for comfortable living.

Chelmsley Wood is a thriving residential area offering excellent amenities and a strong community feel. With nearby shopping facilities, schools, and public transportation links-including the Marston Green railway station just a short distance -it provides convenient access to Birmingham city centre and surrounding areas. Parks, local shops, and easy access to major roadways make Chelmsley Wood a desirable and practical location for families, professionals, and first-time homebuyers alike.

### **Hallway**

The entrance hallway features two storage cupboards, offering space for belongings, with access to each room.



### **Lounge**

7.13m x 3.17m (23'5" x 10'5")

This spacious lounge has two uPVC double-glazed windows, allowing ample light to enter. It includes a door to the rear garden, making it a versatile area to entertain and relax.

### **Kitchen**

3.25m x 2.71m (10'8" x 8'10")

The kitchen includes a range of base and eye-level units with worktop space, a stainless steel sink with a single drainer, and a uPVC double-glazed window. It's fully functional and ready for modern enhancements.



### **Bathroom**

The bathroom offers a two-piece suite with a bath and shower overhead, wash hand basin, a radiator, and a uPVC double-glazed window.



### **WC**

Separate from the main bathroom, this WC includes a low-level toilet and a uPVC double-glazed window.

### **Bedroom 1**

3.46m x 3.38m (11'4" x 11'1")

This bedroom, featuring a uPVC double-glazed window and radiator, provides plenty of room for a double bed and storage, with potential for personal upgrades.



### **Bedroom 2**

3.86m x 2.93m (12'8" x 9'7")

Bedroom two includes two uPVC double-glazed windows and a radiator. This bedroom is spacious, ideal for guests or additional household members.



### Outside Space

The property includes a private rear garden with paved pathways, fenced enclosures, and bordered flowerbeds. This low-maintenance outdoor area is perfect for relaxation or outdoor gatherings.



### Ground Floor



Lease length : TBC