



BRIGGS FREEMAN
REAL ESTATE BROKERAGE

7011 Oriole Drive | Updated Bird Street Cottage

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\$225,000

2/1/2 Living Areas/2 Car

This darling updated traditional brick cottage is situated on a fantastic block within the transitioning Bird Streets. This charming home features two bedrooms, one stylish full bath with incredible storage, an oversized living room with fireplace and a wall of front facing windows, plus a sunroom/second living area just past the formal dining room and adjacent to the kitchen. Completed in 2008, the kitchen incorporates naturally stained cabinetry, newer stainless steel and white appliances, a pantry, travertine floors, ample granite counter space with 4" backsplash, plus a convenient full size washer/dryer utility nook and folding station just to the side.

There is a large shady backyard with plenty of room to run and play or entertain, plus a detached 2 car garage with refrigerator. There are red oak hardwoods throughout, 2" wood blind window coverings, incredible natural light, and an ideal floor plan for entertaining. Don't miss this opportunity to be in such a close-in and re-emerging neighborhood just steps from Inwood Village and minutes from Highland Park Village, downtown Dallas, or Love Field. It's all about the Bird Streets!

Exclusions: See Listing Agent.



Living Room	20 x 14
Dining Room	10 x 10
Kitchen	20 x 9
Sun Room/Second Living Area	14 x 14
Master Bedroom	17 x 14
Bedroom 2	14 x 12

Foundation	Pier and Beam
Roof	Composition
Fence	Wood and Chain Link
Mapsco	34H
Garage	2 Car, Detached
Heating	Central Electric
Cooling	Central Electric
Square Feet per Dallas County tax records: TBV*	1,320
Lot Size: TBV**	70x140
Year Built per tax records	1948
School District	Dallas ISD
Legal Description	Lot 3A, Block 9/4921 Shannon Estates



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