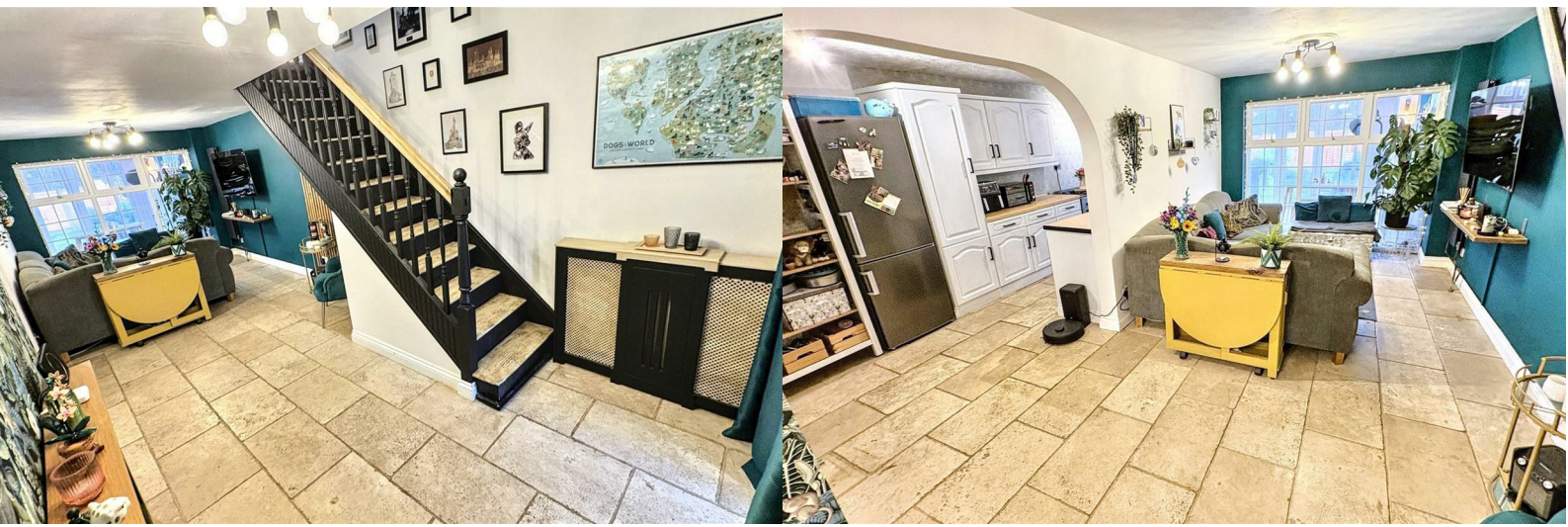




91 Dornie Drive

Kings Norton, Birmingham, B38 9DZ

Offers In The Region Of £210,000



DELIGHTFUL THREE BEDROOM TERRACED LOCATED IN A QUIET CUL-DE-SAC We are pleased to present this lovely home based in Kings Norton, benefiting transport links through the city and a local train station, this property is complimented by it's canal side walk as well as it's local amenities, being just a short distance away from the Green, with its independent stores, pubs, salons and grocers as well as Kings Norton Park. This quaint home offers a two car driveway on approach, a porch, a social living room, a well-fitted kitchen, an airy conservatory and a garage to the ground floor. To the first floor you have three bedrooms and a three piece bathroom set. The Energy Efficiency rating is D. Call our Moseley office to book in a viewing today!



Approach

The property is approached via a driveway providing off road parking for two cars leading to double glazed opaque door with accompanying windows opening into:

Porch

With ceiling light point, central heating radiator and double glazed door opening into:

Living Area

25'1" x 9'4" (7.67 x 2.87)

With stairs giving rise to the first floor landing, two ceiling light points, two central heating radiators, tiled flooring, double glazed window overlooking the conservatory and open walkway into:

Kitchen

15'8" x 6'9" (4.79 x 2.08)

With wall and base units with wood effect work surfaces, space for fridge freezer, dishwasher and washing machine, space for cooker with extractor over, stainless steel sink and drainer with hot and cold taps, two ceiling spotlights, tiled flooring, door opening into garage and further double glazed door with accompanying double glazed side windows opening into:

Conservatory

8'8" x 13'1", 236'2" (2.65 x 4.72)

With laminate wood effect flooring, two wall mounted light points, laminate flooring, log fire, double glazed windows to the sides and rear aspects with accompanying French doors giving views and access to the rear garden and ceiling roof light.

First Floor Accommodation

From the living area stairs gives rise to the first floor landing with loft access point not inspected, ceiling light point and doors opening into:

Bedroom One

13'2" x 10'3" x 9'1" (4.02 x 3.13 x 2.79)

With laminate wood effect flooring, ceiling light point, double glazed window to the rear aspect and central heating radiator.

Bedroom Two

11'8" x 6'10" x 10'2" (3.56 x 2.09 x 3.12)

With double glazed window to the front aspect, laminate wood effect flooring, ceiling light point and central heating radiator.

Bedroom Three

8'11" x 6'3" x 9'6" (2.74 x 1.91 x 2.90)

With double glazed window to the front aspect, built-in over stairs storage, ceiling light point and central heating radiator.

Bathroom

8'10" x 8'10" (2.71 x 2.70)

With ceiling spotlights, double glazed opaque window to the rear aspect, freestanding bath with mixer tap over, floating sink with storage below, low flush WC, walk-in shower cubicle with shower over, wall mounted heated towel rail, tiling to walls and tiled flooring.

Garage

17'3" x 7'5" (5.28 x 2.27)

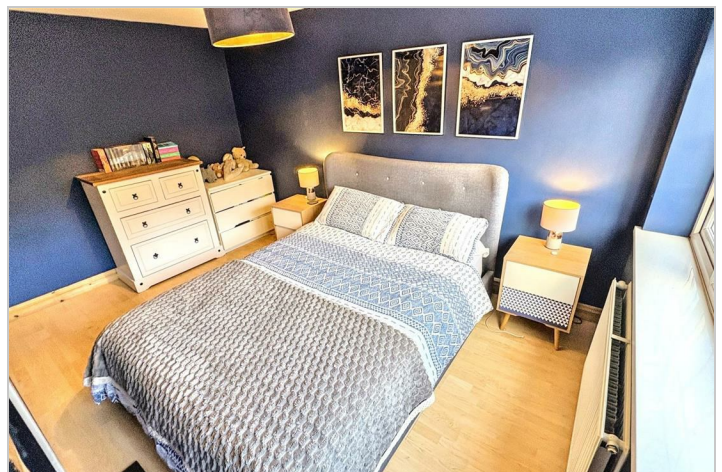
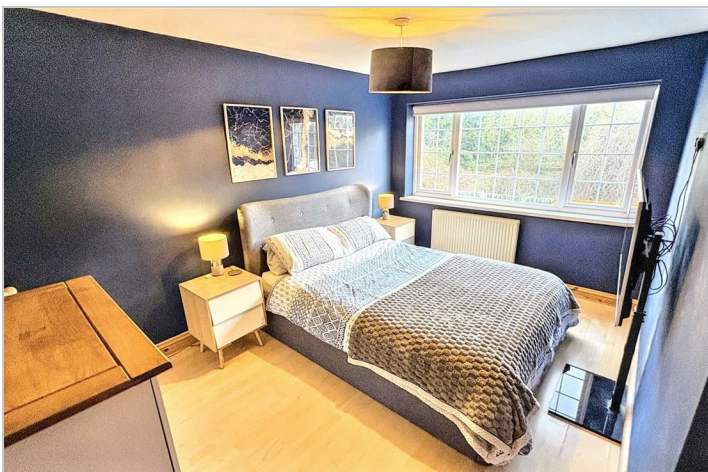
With ceiling light point, storage space, wall mounted boiler and a metal up and over door.

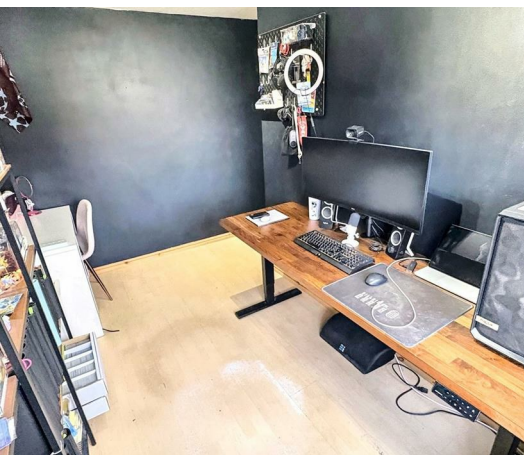
Rear Garden

With decking area with integrated lighting leading down to lawn area with further seating area, feature pond and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 91 Dornie Drive, Kings Norton, is band B and the annual Council Tax amount is approximately £1,583.59 subject to confirmation from your legal representative.





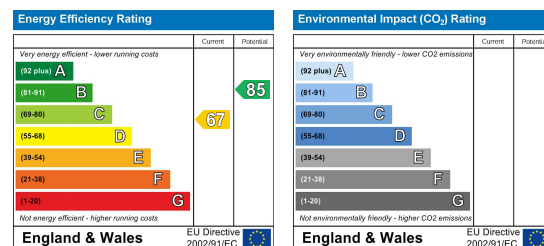
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation 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.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.