

# Kingsland Drive, B93

PROPERTY ADDRESS  
21 Kingsland Drive  
Dorridge  
B93 8SP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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- Three bedroom link-detached
- Beautifully presented family home
- Sought-after Dorridge location
- Arden and Dorridge Primary catchment

The property briefly comprises of.

Entrance Hall – with WC leading to;

Reception Room (5.03 x 4.11) – large living room at the front of the property with oak effect flooring and feature fireplace.

Kitchen/Dining Room (6.91 x 2.49) - the kitchen has contemporary grey wall and base units with rose gold handles and a flecked worktop. The kitchen also benefits from oak effect flooring and a range of integrated appliances, including: oven, grill, hob, microwave and extractor. There is a large dining space with ample room for family mealtimes and entertaining friends.. There is also a very useful ‘walk in’ pantry (2.46 x 1.19).

Conservatory (3.94 x 2.72) – an excellent addition to the property which provides an extra reception room. There is laminate flooring and patio doors out to the garden, currently used a snug and playroom but would work equally well as a home office.

Bedroom One (3.61 x 3.51) – large double bedroom at the front of the property with fitted wardrobes and an additional storage cupboard.

Bedroom Two (5.69 x 2.44) – a second large double bedroom with ‘front to back’ dual aspect.

Bedroom Three (3.40 x 2.08) – another good size double bedroom at the rear of the property.

Bathroom - family bathroom with a modern white suite with grey tiling, toilet, sink and bath with shower over.

Council tax band - D

