

Horton & Senate



67 Kingsland Drive, Dorridge, Solihull, B93 8SP

Offers Over £250,000

- NO CHAIN
- EXPIRED PLANNING PERMISSION FOR DOUBLE STOREY EXTENSION
- FITTED KITCHEN
- ***MUST VIEW***
- FANTASTIC LOCATION
- DOUBLE BEDROOM
- DOUBLE GLAZED THROUGHOUT
- LARGE PLOT
- REAR GARDEN
- ALLOCATED PARKING

67 Kingsland Drive, Solihull B93 8SP

An amazing opportunity to purchase a one bedroom property in the sought after location of Dorridge. With expired planning permission for a double story extension to create an additional one/two bedrooms, two allocated parking spaces, a rear private garden and located close to local amenities and M42 motorway, this property is a must view!

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Council Tax Band:



Approach

To the front of the property, there is allocated parking spaces, a path leading to the front door and a gate leading to the garden.

Ground Floor

Hall

Storage cupboard, stairs leading to the first floor landing a door leading to the lounge.

Lounge

Patio doors leading to the rear garden and access to the kitchen.

Kitchen

A modern kitchen comprises of wall and floor base units. There is a range of integrated appliances to include a washing machine, fridge freezer, oven with hob and extractor over, an inset sink with mixer tap, tiling to splash prone areas and a double glazed window.

First Floor

Landing

Doors to the bedroom and bathroom

Bedroom

A double bedroom with a double glazed window and a built in wardrobe.

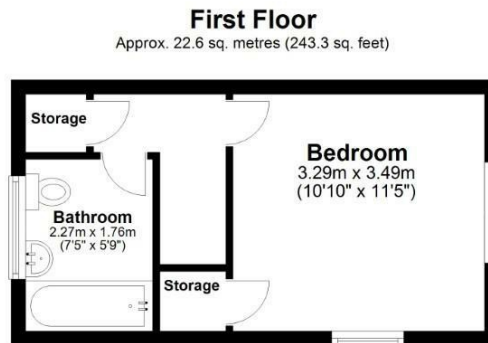
Bathroom

Suite comprises of a bath with a shower over, sink, a WC and a double glazed window.

Outside

There is a large slabbed patio area perfect for entertaining with mature bushes and fencing to boundaries. There is a gate leading to the front and a further wrap around lawn. The property also benefits from an additional piece of land parallel to the two allocated parking spaces which can be used as extra garden or further parking. The owners have had a gas pipe laid and replaced the fascias and soffits recently.





Total area: approx. 46.9 sq. metres (504.3 sq. feet)

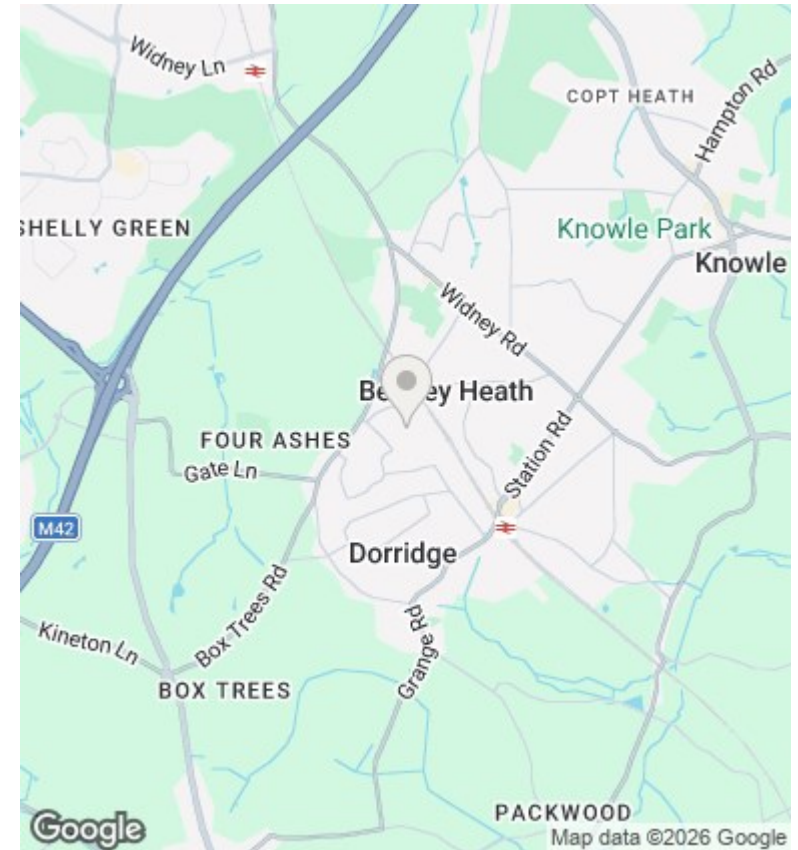
Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		