



89 Dornie Drive

Kings Norton, Birmingham, B38 9DZ

Offers In The Region Of £210,000



***LOVELY THREE BEDROOM END OF TERRACE HOME WITH OFF ROAD PARKING & GARAGE! *** This lovely three-bedroom, end of terraced home is ideally located in this popular cul-de-sac location, close to local amenities, transport links, and schools. The accommodation briefly comprises a fore garden providing off-road parking for two vehicles, entrance hallway, living dining room, kitchen, garage and with a rear garden. To the first floor are three bedrooms and a family bathroom. The property further benefits from central heating, double glazing (where specified) and an EPC rating of D. To arrange a viewing, please contact our Kings Norton office or click the link to view the full virtual tour.



Approach

The property is approached via a front driveway providing off road parking leading to a metal door opening into garage and further frosted door with accompanying side frosted window opens into:

Hallway

With stairs giving rise to the first floor landing, central heating radiator, ceiling light point, door opening into garage and further door opening in to:

Living/Dining Area

16'9" max x 9'5" min x 16'2" max x 6'10" min (5.125 max x 2.872 min x 4.945 max x 2.090 min)

Living area with double glazed French door with accompanying side windows giving views and access to the rear garden, ceiling light point and space saving central heating radiator. Dining area with ceiling light point and open archway into:

Kitchen

6'11" x 8'11" (2.113 x 2.738)

With a matching selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap, space facility for fridge freezer, integrated oven, double glazed window to the rear aspect and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, ceiling light point, loft access point and doors opening into:

Bathroom

6'3" x 8'9" (1.913 x 2.674)

With a double glazed frosted window to the rear aspect, wash hand basin on vanity unit with mixer tap over, low flush push button WC, p-shaped bath with mains powered rainfall shower over, tiling to splash back areas, ceiling spotlight point, wall mounted extractor fan, heated towel rail and an integral shelving unit.

Bedroom One

13'3" x 10'1" (4.047 x 3.092)

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

Bedroom Two

6'11" x 11'7" (2.132 x 3.545)

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

Bedroom Three

9'4" x 8'4" (2.863 x 2.541)

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

Rear Garden

Being accessed from the rear access point or the French doors in the living area leads to a paved patio area and pathway leading to rear access gate, panel fencing to borders, mature lawned area and a rear garden shed.

Garage

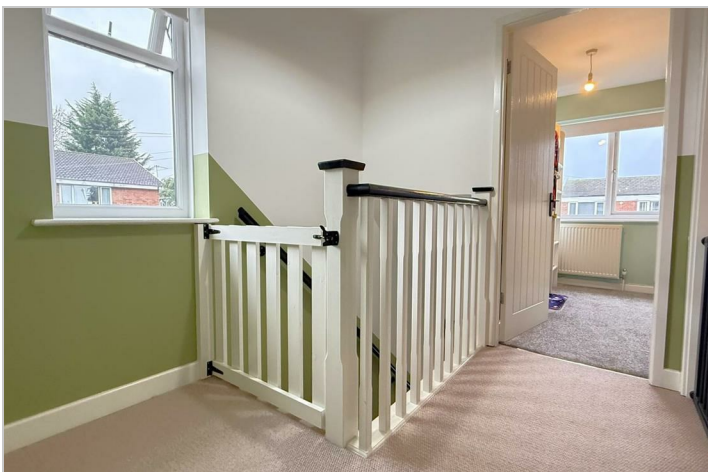
With a metal door to the front driveway, door opening into hallway, plumbing for washing machine and ceiling light point.

Council Tax

According to the Direct Gov website the Council Tax Band for 89, Dornie Drive Kings Norton, Birmingham, B38 9DZ is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

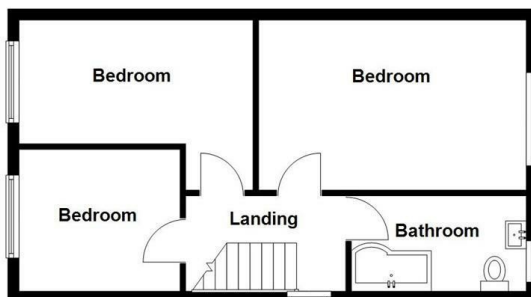
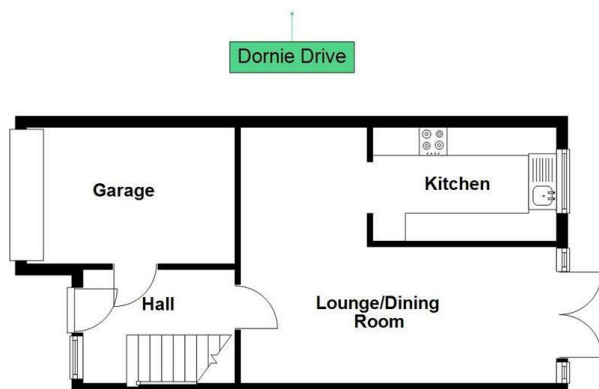
Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





Floor Plan

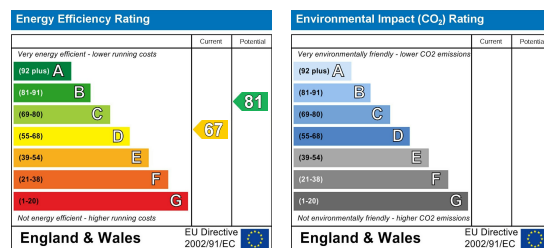


NOT to Scale
for Illustrative Purposes Only.
Plan produced using PlanUp.

Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.