



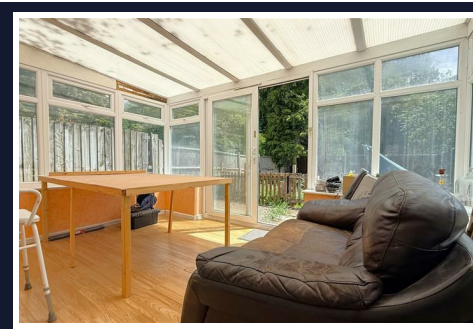
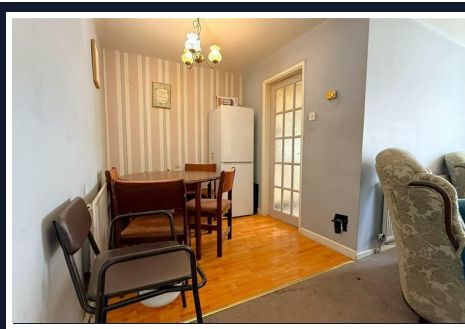
99 Dornie Drive

Kings Norton, Birmingham, B38 9DZ

Offers In The Region Of £180,000



***THREE BEDROOM END OF TERRACE HOME WITH OFF-ROAD PARKING & GARAGE – REQUIRING MODERNISATION! *** This three-bedroom end-of-terrace home is ideally situated in a popular cul-de-sac location, close to local amenities, transport links, and well-regarded schools. Offering excellent potential for modernisation. The accommodation briefly comprises a fore garden providing off-road parking, entrance hallway, spacious living/dining room, kitchen, conservatory, garage, and rear garden. To the first floor are three bedrooms and a family bathroom. The property further benefits from central heating (however the boiler will need replacing), 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 leading to garage with a metal up and over door (not inspected), then leads to a double glazed front entry door with accompanying window to the side aspect opening into:

Porch

With ceiling light point, storage cupboard and an obscured double glazed door with accompanying window to the side opening into:

Hallway

With stairs giving rise to the first floor landing, door opening into useful storage cupboard, central heating radiator, ceiling light point and glazed interior door opening into:

Living/Dining Room

6'10" min x 16'2" max x 9'4" min x 16'8" max (2.08m min x 4.93m max x 2.84m min x 5.08m max)

With two central heating radiators, two ceiling light points, laminate wood effect flooring to the dining area, double glazed window overlooking the rear garden and double glazed French doors giving access into:

Conservatory

13'8" x 8'11" (4.172 x 2.739)

With laminate wood effect floor covering, double glazed sliding door giving access to the rear garden, double glazed windows to the side and rear respectively and wall mounted light point.

Kitchen

6'10" x 8'11" (2.094 x 2.719)

With double glazed window overlooking the conservatory, a selection of matching wall and base units with work surfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap over,

space facility for washing machine, cooker and fridge freezer, tiling to splash backs, ceiling light point,

First Floor Accommodation

With loft access point, ceiling light point and doors opening into:

Bathroom

6'4" x 8'9" (1.944 x 2.684)

With panel bath with two taps over and wall mounted shower attachment, wash hand basin on pedestal with two taps over, low flush WC, obscured double glazed window to the rear aspect and ceiling light point.

Bedroom One

13'4" max x 10'1" max (4.083 max x 3.076 max)

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

Bedroom Two

11'6" x 6'10" (3.521 x 2.097)

With door opening into useful storage cupboard, ceiling light point, central heating radiator and double glazed window to the front aspect.

Bedroom Three

9'7" max x 8'3" max (2.925 max x 2.540 max)

With double glazed window to the front aspect, central heating radiator, ceiling light point and over stairs cupboard housing the water tank.

Rear Garden

With a patio area with pathway with fenced area leading to a mature lawned area and side access gate.

Garage

not inspected (not inspected)

With a metal up-and-over door and housing the central heating boiler. Please note that the boiler is currently

non-operational, having been condemned, and will require replacement by the purchaser.

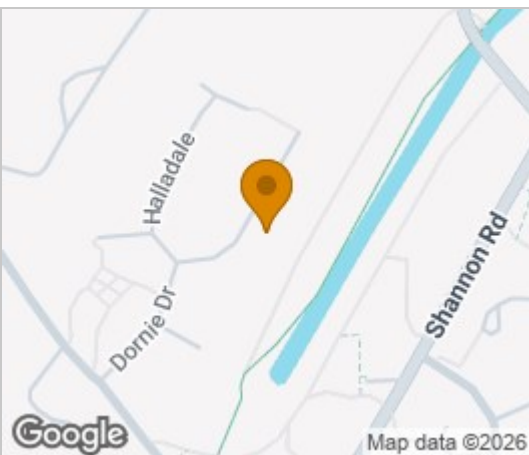
Tenure

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.

Council Tax

According to the Direct Gov website the Council Tax Band for 99, Dornie Drive Kings Norton, Birmingham, West Midlands, B38 9DZ is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





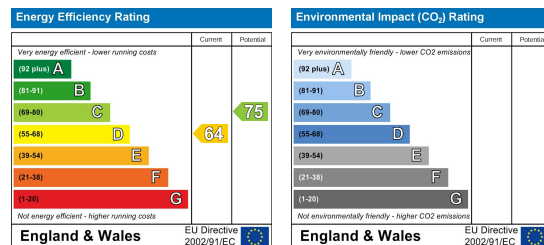
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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