



## Browns Lane, Dordon, Tamworth

Asking Price £249,950

- Detached Bungalow
- Ideal Downsize
- Modern Shower Room & Kitchen
- Good Transport Links for A5 & M42
- EPC Rating C
- Driveway & Garage
- Immaculately Presented Throughout
- South Facing Rear Garden
- Freehold
- Council Tax Band B



# 35a Browns Lane, Tamworth B78 1TJ

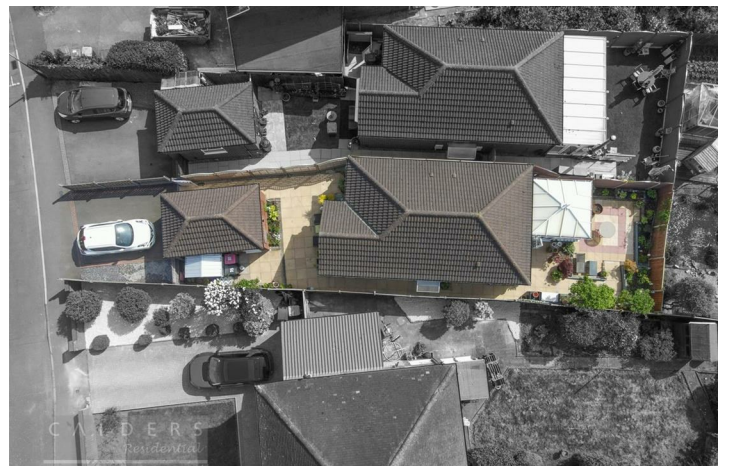
Calders Residential are delighted to offer to the market this lovely two bedroom detached bungalow in Dordon. This home is immaculately presented throughout and benefits from off street parking, as well as a single garage. Situated on a quiet cul de sac that has easy access onto lovely countryside walks, as well as fantastic transport links for the A5 & M42.

Entering into the hallway that benefits from built in storage there is access into the living room, kitchen, both bedrooms and the shower room. The living room allows access through to a conservatory at the rear and the kitchen benefits from an integrated oven, hob and extractor fan with space for further free standing appliances. Both bedrooms have built in wardrobes and the shower room consists of a shower, WC and wash basin.

There is low maintenance garden space that wraps around the property with block paving and fenced boundaries with a southerly facing aspect to the rear.



Council Tax Band: B







## Directions

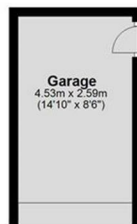
## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Main area: Approx. 59.7 sq. metres (642.6 sq. feet)  
 Plus garage: approx. 11.7 sq. metres (126.1 sq. feet)