



The Ponderosa, Dunns Lane, Dordon, Warwickshire, B78 1RR

HOWKINS &
HARRISON

The Ponderosa, Dunns Lane,
Dordon,
Warwickshire, B78 1RR

Guide Price: £450,000

Offered for sale with no upward chain, a spacious split level detached bungalow occupying a generous size plot enjoying far reaching countryside views. The property offers well proportioned accommodation totalling just over 1250sqft in brief comprising:- porch, hallway, cloakroom WC, 21ft kitchen/diner with utility room off and a spacious triple aspect sitting room. Elsewhere there are two double bedrooms and a third bedroom/study alongside a separate shower room.

Externally there is a large integral garage, delightful lawned gardens and a paved patio. Situated in a sought after residential location, an early internal viewing is strongly recommended.



Location

Dordon is approximately four miles from the town of Tamworth which provides for a good range of services, out of town retail parks and a mainline railway station with routes directly to Birmingham and the north. The property lies just off the A5 trunk road and is within two miles of Junction 10 with the M42 providing a direct link to Birmingham in the south and Nottingham in the North. Coventry, Leicester and Derby are all within easy reach of the property. With Birmingham International Airport within seventeen miles and Nottingham East Midlands Airport within twenty-five miles it means nothing is ever far away.



Accommodation Details

The front door opens into a porch with door into the entrance hallway having cloakroom WC off. Door lead off to the left into a 21ft kitchen/diner with a range of wall and base units, preparation surfaces and appliances. A door leads into a useful utility room with door to rear access. Double doors from the kitchen area lead into the triple aspect sitting room with fireplace having fitted fire and double glazed patio doors to the rear elevation enjoying views over the rear gardens and fields beyond. Bedroom three/study is located off the hallway with a window overlooking the rear elevation. A flight of stairs lead up to the upper level/landing with access to a dual aspect bedroom one having built in wardrobes and windows to the side and front elevations. Bedroom two located to the rear enjoys views over the gardens and beyond. Finally there is a separate shower room.



Total Area: 1251 ft² ... 116.2 m² (excluding garage)
All measurements are approximate and for display purposes only



Outside

Externally the property is approached via driveway providing off road parking for several vehicles leading to a large internal garage. There are extensive lawned gardens and a raised paved patio area.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Features

- Detached bungalow occupying larger than average plot
- Spacious triple aspect sitting room
- 21ft kitchen/diner with utility room off
- Three bedrooms, bedroom three ideal as a study/nursery
- Separate shower room
- 31ft Integral garage
- Driveway providing parking for several cars
- Delightful gardens





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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