



8 Dordon Road, Dordon, Tamworth, Staffordshire, B78 1QN

HOWKINS &
HARRISON

8 Dordon Road,
Dordon, Tamworth,
Staffordshire, B78 1QN

Guide Price: £219,000

A traditional three bedroom semi detached family home in need of complete modernisation throughout offered with vacant possession the property has driveway providing parking a mature rear garden and garage.

Features

- Semi detached family home
- Popular residential location
- Through lounge/dining room
- Downstairs cloakroom
- Conservatory
- Three good size bedrooms
- Rear garden
- Parking and single garage
- Good location close to Schools and amenities
- Energy Rating- D



Location

Dordon Road is situated within the established residential settlement of Dordon, in North Warwickshire, approximately 5 miles north of Tamworth town centre.

The property is conveniently positioned for local amenities and services within Dordon and the neighbouring communities of Polesworth and Atherstone. Dordon Road is served by nearby bus stops, including Polesworth School, Fairfield's Hill and Birchwood Primary School, with the nearest railway station at Polesworth approximately 1.7 km away. Wilnecote and Tamworth railway stations provide further rail connections.

The location also benefits from good road connectivity, with access to the wider road network serving Tamworth, North Warwickshire and the surrounding West Midlands. The area provides convenient access towards the M42 and A5, making it suitable for commuting by road to Tamworth, Birmingham, Nuneaton and other surrounding employment centres.



Accommodation Details – Ground Floor

Enter the house via a door into entrance hall with door leading off to downstairs WC. Stairway leading to the first floor. From the hall, there is a door leading off to the through lounge/ dining room with a door leading through to the kitchen; comprising of a range of wall and base units, a window to rear elevation and a door leading through to the conservatory.

First Floor

From the main entrance hall there is a stairway leading to the first floor landing. Doors leading off to three good size bedroom bedrooms and a family bathroom.

Outside

Outside, to the front the property has driveway providing parking and a single garage, To the rear there is a mature rear garden.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021

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. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not currently connected.

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.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax -Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

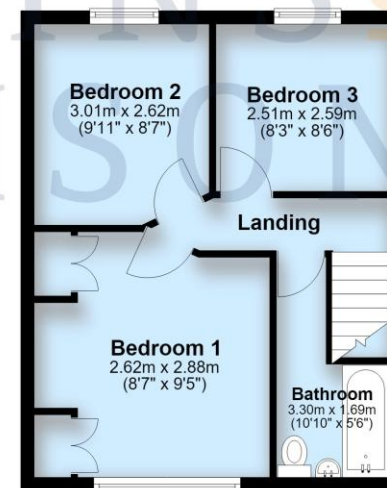
Ground Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 95.2 sq. metres (1025.0 sq. feet)

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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