



Birchwood Avenue
Dordon
(O.I.R.O) £200,000



*** EXCELLENT FIRST TIME BUY - VERY WELL SITUATED - NO UPWARD CHAIN
***. For sale with MARK WEBSTER estate agents is this semi-detached property
briefly comprising: Lounge, kitchen/diner, two bedrooms, bathroom, rear garden,
garage and off road parking. Viewing is essential.

ENTRANCE HALL

Opaque double glazed entrance door, double panelled radiator, stairs leading off to the first floor landing and a door to the lounge.



LOUNGE

14' 5" x 9' 5" (4.39m x 2.87m)

Double glazed window to front aspect, single panelled radiator, door to an under stairs storage cupboard and a further door to the kitchen/diner.

KITCHEN/DINER

12' 6" x 9' 3" (3.81m x 2.82m)

Two double glazed windows to rear aspect, double glazed door leading out to the rear garden, double panelled radiator, range of fitted base and eye level units, roll edge work surfaces, inset electric single oven, gas hob, plumbing for a washing machine, space for a fridge freezer, tiled splash back areas.



FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

12' 6" x 11' 5" maximum (3.81m x 3.48m)

(5' 4" x 9' 6" minimum) Two double glazed windows to front aspect, door to an over stairs storage cupboard, further door to a useful storage cupboard and a double panelled radiator.

BEDROOM TWO

9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed window to rear aspect, door to a useful storage cupboard and a double panelled radiator.



SHOWER ROOM

6' 2" x 6' 3" (1.88m x 1.91m)

Opaque double glazed window to rear aspect, low level WC, pedestal wash hand basin and a panelled shower enclosure.

TO THE EXTERIOR

There is a small lane to the front with a side tandem driveway providing off road parking and access to a single detached garage with power. The rear garden has a block paved patio area, lawn and fenced boundaries.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





These details are prepared as a general guide only and should not be relied upon as a basis to commence legal proceedings. An interested party should consult their own solicitor or other legal professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and any specific written confirmation provided. The Agent will not be responsible for any general statement made by any member of staff, as only specific written confirmation should be relied on. The Agent has been requested to pass other than when written specific information to any member of staff.

Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect or the responsibility of any guaranteee. Agents must check the legal status of the property or the validity of any guarantee. Buyers must assume the information given is incorrect or the responsibility of any guaranteee. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements before committing themselves to any expense. A condition of the sale of the property is that the seller is advised to make final arrangements concerning the type of construction of the property. The seller is advised to make final arrangements in course of time, and any interested party is advised to make final arrangements prior to exchange of contracts.

COMPANY DISCLOSURE - All customers, applications and services have been tested and therefore no guarantee can be given that they are in working order. While we endeavor to make sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the order.

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Energy Performance Rating:

Mon-Fri: 9:00am - 5:30pm Sat: 9:00am - 4:00pm

01827 64903

www.markwebsterandco.co.uk

29 Bridge Street
Polesworth, Tamworth
Staffordshire, B78 1DR

The floor plan illustrates a house layout. It features a central landing area with a staircase leading down. To the left, there are two bedrooms, each with its own entrance. To the right, there is a shower room. Above the shower room, a small storage area is indicated with a diagonal hatching pattern. The plan is enclosed in a black border.

1st Floor
96 sq.ft. (27.5 sq.m.) approx.

296 sq.ft. (27.5 sq.m.) approx.

Floorplan