



Whitehouse Road

Dordon, Tamworth, B78 1QS

Auction Guide Price £220,000

Property Features

- For Sale by Modern Auction – T & C's apply
- Three Well-Proportioned Bedrooms
- Generous Detached Bungalow
- Beautifully Appointed Rear Garden
- Stunning Countryside Views
- Entire Basement Prime for Conversion
- Impressive Plot
- View, Bid & Buy
- Bursting With Potential
- Subject to Reserve Price,

Full Description

Nestled along the well-established and highly sought-after Whitehouse Road, this generously sized detached bungalow is positioned on a superb plot, boasting breathtaking elevated views over Polesworth and the surrounding countryside.

This remarkable home is available via Modern Method of Auction, presenting an exciting chance to acquire a property brimming with potential. Whether you're looking to create your dream home or explore development possibilities, this bungalow is a must-see.

Offering enormous potential throughout, this unique home presents a rare opportunity for discerning buyers looking to modernise, extend, or reconfigure to suit their needs (subject to regulations).

INTERNAL

Stepping inside, you are welcomed by a bright and airy through reception hall, seamlessly connecting the living areas. The delightful family lounge, located at the rear, enjoys an abundance of natural light and features sleek sliding doors that open onto a wraparound balcony, perfect for soaking in the scenic backdrop. Adjacent, a well-appointed kitchen offers a range of matching base units, ample work surfaces, and convenient access to the rear aspect.

The sleeping quarters comprise three fantastic bedrooms, all offering versatile accommodation and built-in storage as standard. The two principal bedrooms are generously proportioned doubles, while the third bedroom presents the potential for conversion-whether to create an additional access point to the extensive basement below or to facilitate a dormer extension into the roof (subject to approval). A sleek, refitted shower room completes the internal space, featuring an airing cupboard housing a modern combination boiler.



RECEPTION HALL

16' 10" x 3' 11" (5.15m x 1.20m)

LOUNGE

16' 6" x 12' 9" (5.05m x 3.91m)

KITCHEN

10' 10" x 10' 9" (3.31m x 3.30m)

BEDROOM ONE

13' 10" x 12' 10" (4.22m x 3.93m)

BEDROOM TWO

11' 9" x 10' 11" (3.60m x 3.35m)

BEDROOM THREE

8' 10" x 7' 6" (2.70m x 2.30m)

SHOWER ROOM

7' 5" x 7' 4" (2.27m x 2.24m)

OUTSIDE

The rear garden is a true highlight, beginning with a wraparound balcony that enjoys an elevated position, with steps leading down to the main garden. A thoughtfully landscaped combination of patios, pathways, and vibrant shaped lawns is framed by mature shrubbery and colourful flowerbeds, offering exceptional privacy.

BASEMENT

41' 11" x 32' 0" (12.79m x 9.77m)

A standout feature of this home is the incredibly unique basement, accessible via sliding doors from the rear garden. Mirroring the entire footprint of the bungalow, this expansive space presents endless possibilities-ideal for additional reception areas, guest accommodation, or even a self-contained annexe (subject to conversion).

To complete the offering, the property benefits from a spacious single garage, accessible from both the front and rear, ensuring ample storage and practicality.



TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



%epcGraph_c_1_339%

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements