



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hillcrest Road, Dordon
Tamworth, B78 1QJ

£285,000

A home that has been lovingly cared for and treasured for decades, ready for its next chapter and a new family to make this house their home.
Being sold with the benefit of NO upward chain - CALL EARLY TO AVOID DISAPPOINTMENT.

Nestled close to beautiful countryside walks and open green spaces, it offers the perfect balance of peaceful surroundings and practical family living. The welcoming and spacious living room is the heart of the home, featuring a cosy log-burning fire — the perfect place to gather on the evenings. A charming dining nook adds character and warmth, ideal for family meals, Sunday roasts, and catching up over coffee, whilst enjoying garden views.

The breakfast kitchen has been thoughtfully designed, with plenty of space to cook, chat, and spend time together, with the spacious downstairs WC / utility and integral garage add to the practicality of the property.

Upstairs, the home continues to impress with four well-proportioned bedrooms and a family bathroom, offering flexible space for growing families, guests, or home working.

The SOUTH facing rear garden enjoys a patio, solar panels and side access through the GARAGE that connects the rear and front.

Set in a sought-after village setting that blends peaceful surroundings with convenient access to local amenities and transport connections.
Within catchment for outstanding schools - An exceptional and rare opportunity not to be missed!

Viewings: Strictly via appointment through our Tamworth Residential Sales Department on **01827 217100**

or via **Tamworth@paulcarrestateagents.co.uk**



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Hall

Living Room

5.31m (17'5") x 3.45m (11'4")

Dining Nook

2.62m (8'7") x 2.62m (8'7")

Breakfast Kitchen

4.65m (15'3") x 2.21m (7'3")

WC

Garage

Landing

Bedroom 1

3.43m (11'3") x 3.05m (10')

Bedroom 2

3.02m (9'11") x 2.92m (9'7")

Bedroom 3

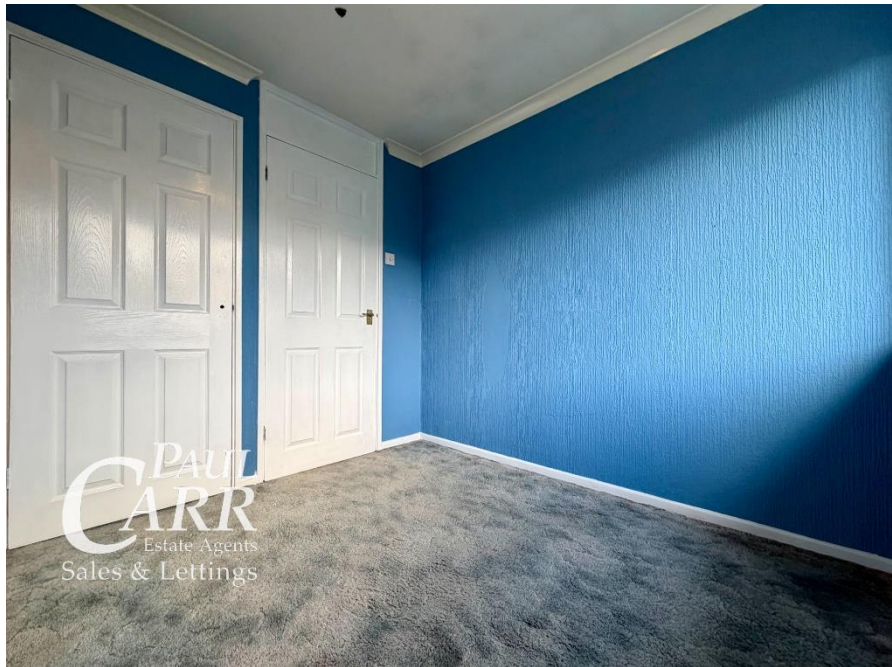
4.65m (15'3") max x 2.63m (8'8")

Bedroom 4

2.36m (7'9") x 2.16m (7'1")

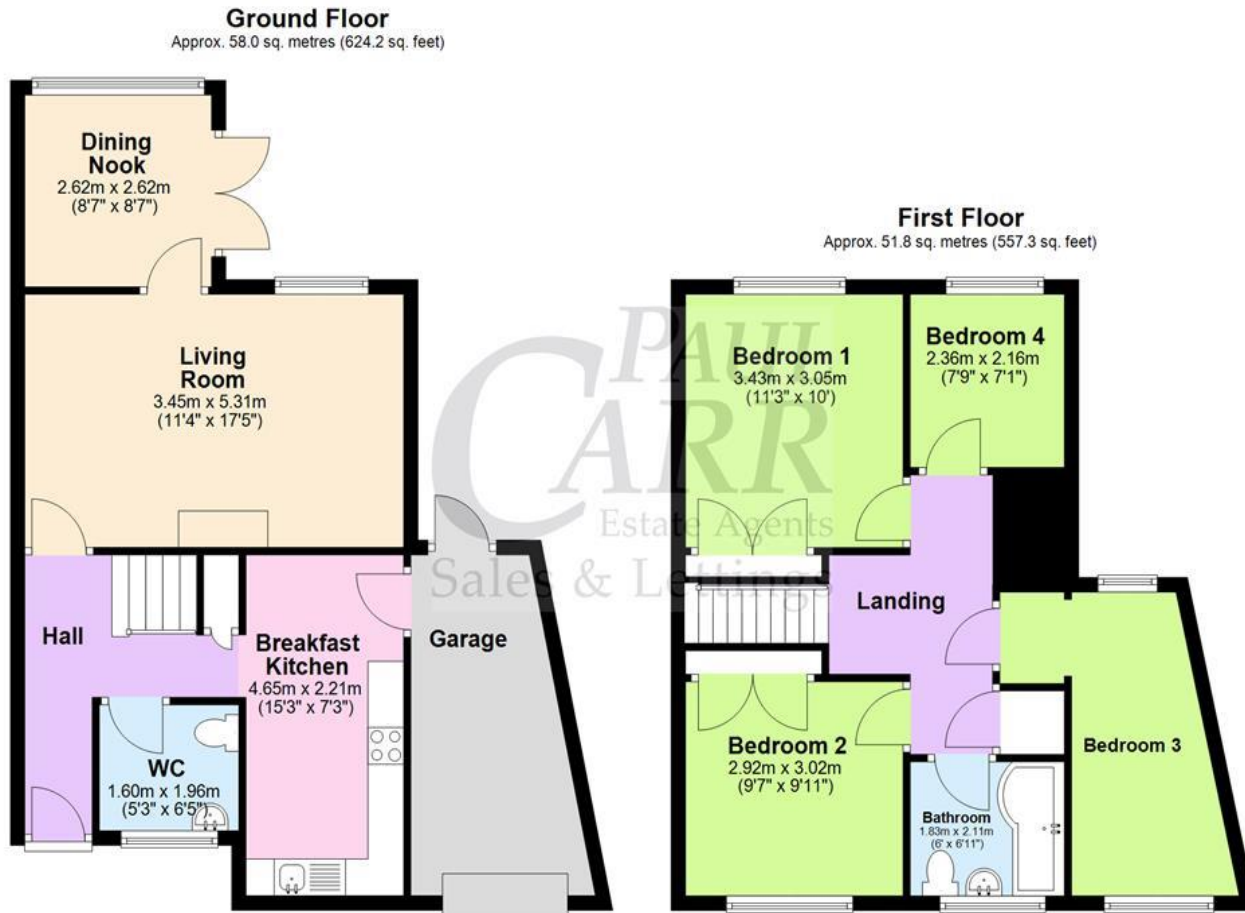
Bathroom





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



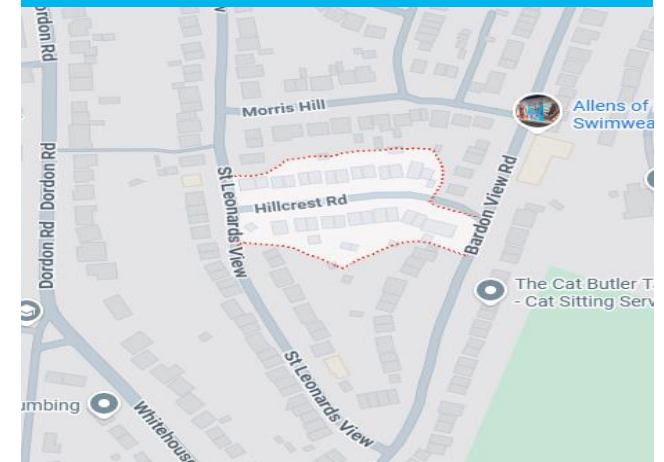
Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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