



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Woodlands Close, Dordon, Tamworth

Offers Over £385,000



HUNTERS OF TAMWORTH are excited to offer FOR SALE with NO ONWARD CHAIN this three bedroom DETACHED property with large garden which comes with planning permission for a 3 bedroom bungalow!

The property has an abundance of potential and is located in the popular Dordon location, which benefits from being close to excellent schools, local amenities and commuter routes! Perfect for investors, families looking for their next home!

In brief the property comprises; Entrance porch, lounge, kitchen diner and utility room, conservatory, three bedrooms and a family bathroom.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
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A wholly owned part of Hunters Property Group Limited | Registered Address 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59

Your privacy is important to us, which is why we will never sell the personal data you provide to us to any third parties.



## KEY FEATURES

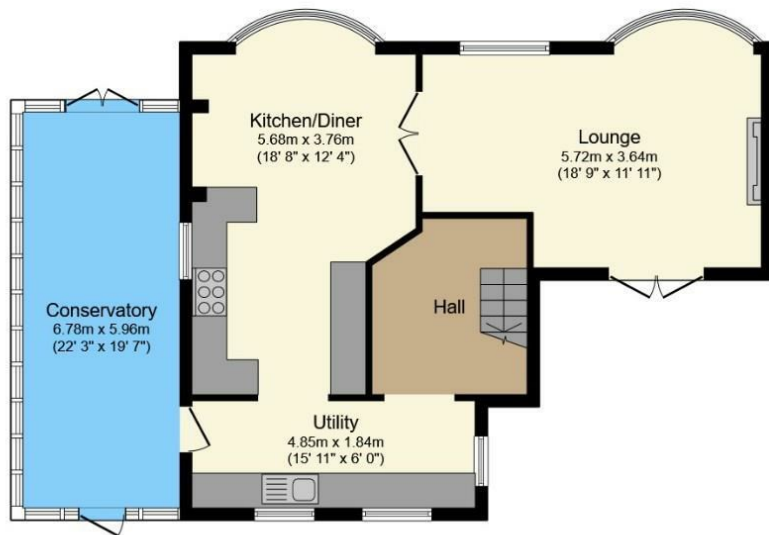
- DETACHED
- THREE BEDROOMSQ
- LOTS OF POTENTIAL
- POPULAR LOCATION
- LARGE GARDEN WITH PLANNING  
PERMISSON
- MUST VIEW



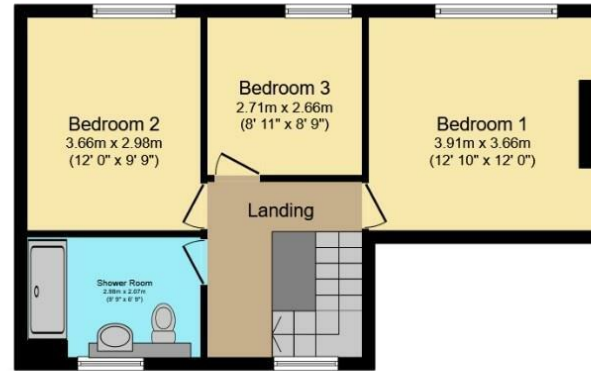




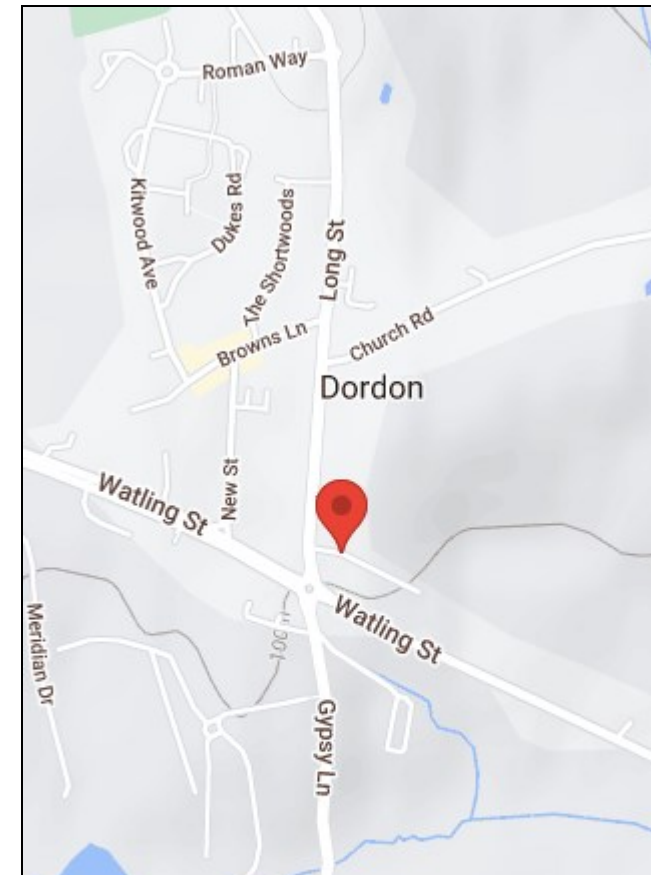




**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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