



HUNTERS
HERE TO GET *you* THERE

185 Long Street, Dordon, Tamworth, B78 1PY

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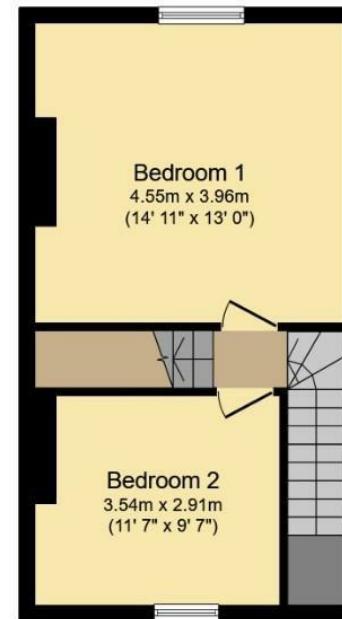
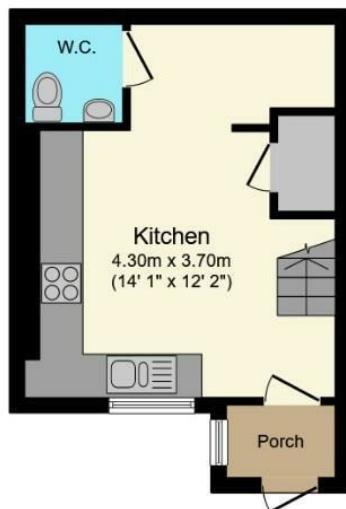
Asking Price £227,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this beautifully presented, spacious, four storey, three bedroom, family mid terrace home located in the popular Dordon Village.

This property benefits from being in close proximity to excellent schools, local amenities and transport links. Perfect for families looking for their next home! Perfect for commuters with access to the A5 and M42.

In brief, this property comprises; An entrance porch, kitchen, downstairs WC, living room with a second porch entrance, three bedrooms, an office, family bathroom and an enclosed garden.

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, unique property has to offer!



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Kitchen

14' 1" x 12' 2"

Double glazed window to rear, wall and base units, stainless steel sink and drainer, plumbing for washing machine, tiled splash back, power points, wood effect laminate flooring, built in cupboard, radiator

Downstairs WC

Low flush WC, sink, wood effect flooring

Living room

26' 6" x 11' 9"

Wood effect laminate flooring, double glazed window to front and rear, power points, feature fireplace, radiator

Bedroom 1

14' 11" x 13'

Carpeted flooring, double glazed window to rear, power points, radiator.

Bedroom 2

11' 7" x 9' 7"

Carpeted flooring, radiator, double glazed window to front, ceiling light, power points.

Bathroom

14' 10" x 6' 8"

Wood effect laminate flooring, Velux window, radiator, sink and vanity unit, bath with shower overhead, brick effect wall, low flush WC, down lights.

Office

6' x 5' 10"

Carpeted flooring, radiator, power points, ceiling light

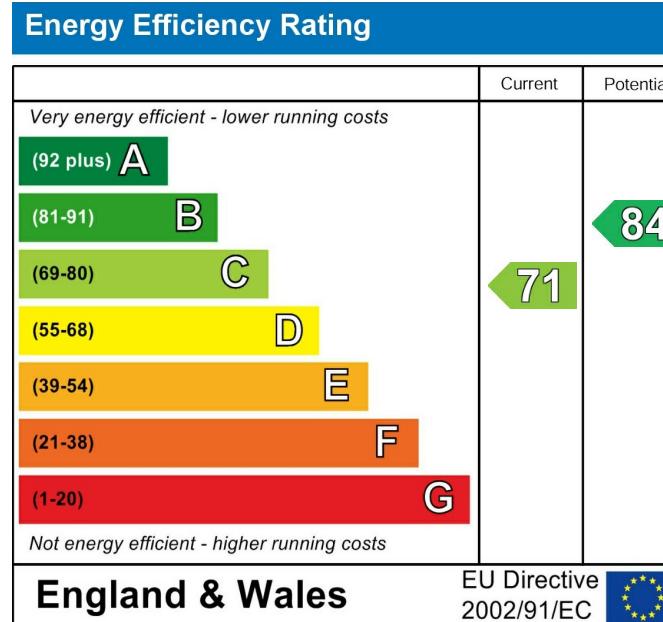
Bedroom 3

14' 11" x 13' 1"

Carpeted flooring, radiator, power points, ceiling light, exposed beam

Garden

Block paved patio, lawn, mature borders



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

