

S.52601

An imposing detached home of character enjoying a larger than average plot set within this well-established residential location and being known as:-

PROVIDENCE HOUSE
17 DORDON ROAD
DORDON Nr. TAMWORTH B78 1QW



The property is offered complete with:-

- * RECEPTION HALL
- * INNER HALL
- * SEPARATE DINING ROOM
- * LOUNGE WITH WOOD BURNING STOVE
- * SITTING ROOM WITH OPEN FIRE PLACE
- * KITCHEN/BREAKFAST ROOM
- * CONSERVATORY
- * GUESTS WC
- * LAUNDRY ROOM
- * QUARTER LANDING & LANDING
- * THREE DOUBLE BEDROOMS
- * BATHROOM
- * COMPUTER ROOM/STUDY
- * GAS CENTRAL HEATING
- * TRADITIONAL OUTBUILDINGS USED AS GARAGE & WORKSHOP
- * FURTHER SINGLE GARAGE
- * FREEHOLD

PURCHASE PRICE £465,000

TELEPHONE 01827 66686

www.caldersproperty.com

Calders Residential for themselves and for the vendors property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.
All statements contained in these particulars as to this property are made without responsibility on the part of Calders Residential for the vendors. None of the statements contained within these particulars as to this property are to be relied upon as statement or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Calders Residential nor any person in their employment to make or give, any representation or warranty in relation to this property.

1 Victoria Road, Tamworth
Staffordshire B79 7HL

email: enquiries@caldersproperty.com

PHOTO PAGE

PROVIDENCE HOUSE, 17 DORDON ROAD, DORDON, TAMWORTH B78 1QW



FRONT



LOUNGE



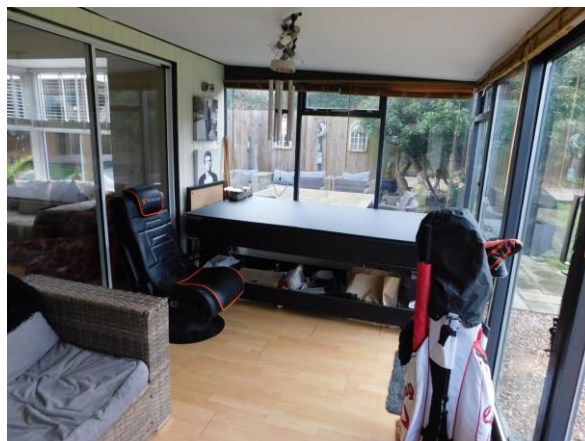
SITTING ROOM



SITTING ROOM FIREPLACE



DINING ROOM



CONSERVATORY

PHOTO PAGE

PROVIDENCE HOUSE, 17 DORDON ROAD, DORDON, TAMWORTH B78 1QW



KITCHEN



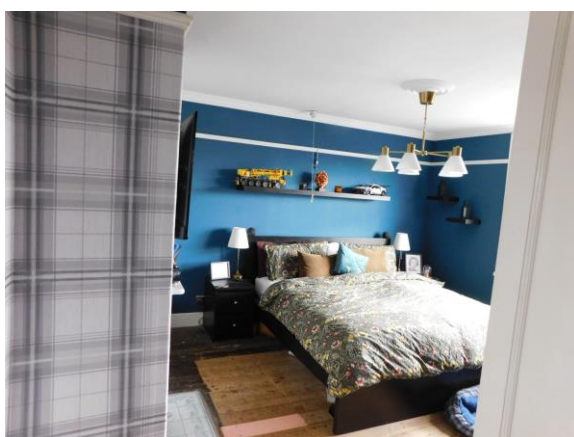
KITCHEN BREAKFAST ROOM



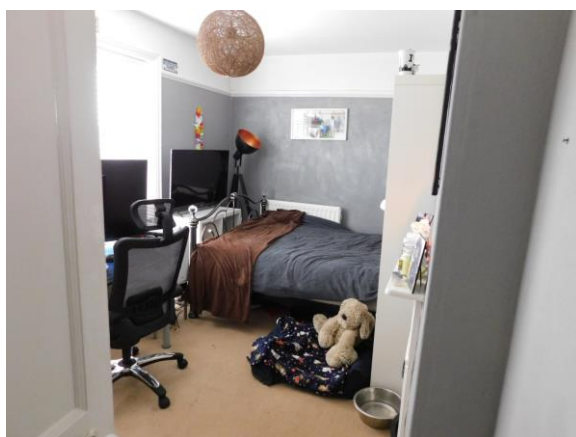
BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

PHOTO PAGE

PROVIDENCE HOUSE, 17 DORDON ROAD, DORDON, TAMWORTH B78 1QW



BAR & DECKED AREA



HOT TUB AREA



OUTBUILDING GARAGE



DRIVEWAY



FRONT GARDEN



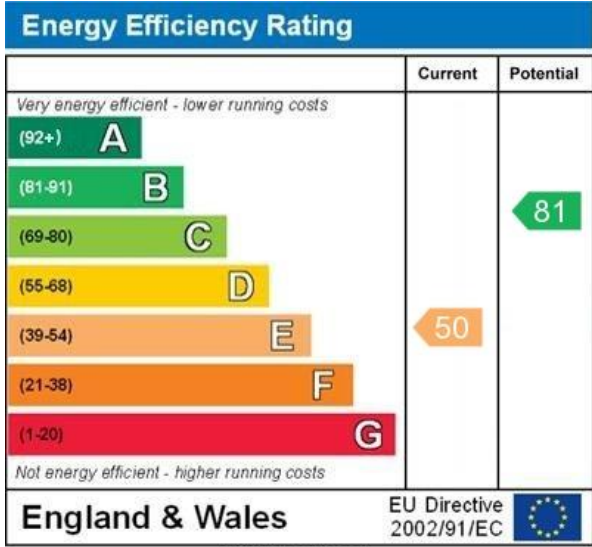
REAR

PROVIDENCE HOUSE, 17 DORDON ROAD, DORDON, TAMWORTH B78 1QW



CALDERS RESIDENTIAL DORDON ROAD DORDON TAMWORTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROVIDENCE HOUSE, 17 DORDON ROAD, DORDON, TAMWORTH B78 1QW

This delightful family home has been thoughtfully extended to the front and offers further opportunities for extension and improvement, to compliment the well-proportioned rooms and three double bedrooms plus the useful eaves storage/computer room currently used as a bedroom four. The home has the benefit of larger than average grounds with substantial parking area to the rear, hence offering secured parking. There is a well-proportioned garden to the front, this being set above the public highway and behind, a recently improved front boundary wall. The home is within a well-established area within easy walking distance of schools for all ages, in addition to local shopping facilities within Bridge Street, Polesworth and shops towards Dordon, whilst the larger market towns of Tamworth and Atherstone offer a comprehensive range of amenities and facilities.

The home is well-placed for the A5 and M42, these ensuring links with the remainder of the country's motorway network and hence providing an ideal base for commuting.

This ideal family home offers accommodation of:-

ON THE GROUND FLOOR

RECEPTION HALL: with double glazed PVC composite door, double panelled radiator, door leading off to the dining room with twin glazed panels, character panelled door with three glazed panels through to the inner hall, having a single glazed multi-paned window to the side thereof.

DINING ROOM: 11'3" x 7'7" (3.42M x 2.31M) having a semi-hexagonal double glazed PVC bay window to the front, further double glazed PVC window to the flank wall, single glazed window on to the sitting room, double panelled radiator.

INNER HALL: having an attractive mosaic tiled floor in red and black with yellow border, painted panelled doors off to all rooms, plaster coving to ceiling, double panelled radiator, staircase leading off to the first floor complete with spindled balustrade.

LOUNGE: 14'2" x 14'3" (4.32M x 4.34M) having a semi-hexagonal bay window to the front with double glazed PVC window inset, plaster coving to ceiling complete with picture rail, wood burning stove with built-in character cupboard to the side thereof with double doors, radiator, central ceiling light point with plaster ceiling rose.

SITTING ROOM: 14'3" x 13' (4.34M x 3.95M) having plaster coving to ceiling complete with picture rail, semi-hexagonal double glazed PVC bay window to the flank wall looking onto the side patio area, single glazed window to the dining room, patio doors providing access through to the conservatory, character fireplace with wooden surround and tiled infill, double panelled radiator.

KITCHEN: 9'11" x 8' 1" (3M x 2.45M) having a range of contemporary kitchen furniture of base and wall mounted units in light beech complete with stainless steel fittings, being complimented by a Zanussi stainless steel built-in double oven and Zanussi four ring electric hob, automatic dishwasher position, fridge/freezer space, double glazed PVC window overlooking the rear garden.

REAR HALL: door leading off to the laundry room, kitchen and guests wc.

GUESTS WC: having a high flush wc, corner fitted wash hand basin, window to the flank wall.

LAUNDRY ROOM: being part dwarf wall construction with wooden glazed windows to part and mono pitched polycarbonate roof thereover with further side area complete with Belfast sink and automatic washing machine plumbing, door leading off to the side elevation.

KITCHEN/BREAKFAST ROOM: 13'1" x 7'11" (4M x 2.42M) having double glazed PVC windows to two elevations, a range of base mounted kitchen units in light beech finish complete with stainless steel fittings, having work surfaces thereover complimented by a matching breakfast bar, radiator, open doorway leading through to the;

CONSERVATORY: 11'3" x 8'3" (3.42M x 2.52M) being of dwarf brick wall construction with double glazed wooden frames thereon and double glazed patio door providing access to the rear garden, radiator, timber panelling to two walls.

ON THE FIRST FLOOR

QUARTER LANDING: with door leading off to the;

BATHROOM: 7'11" x 7'11" (2.42M x 2.42M) having a double glazed PVC window overlooking the rear garden, panelled bath with mixer tap shower, pedestal mounted wash hand basin, low flush wc, doubled panelled radiator, part tiled walls, airing cupboard containing an insulated hot water tank with electric emersion heater and useful shelving, part glazed door with obscured glass leading from the quarter landing.

MAIN LANDING: having spindle balusters to the stairwell, loft access, painted panelled doors off to most rooms with a pair of double doors being part glazed providing access through to;

STORAGE/COMPUTER ROOM/BEDROOM 4/STUDY: 13'3" x 3'6" (average) (4.5M x 1.06M) an eaves room with double glazed PVC window to the front offering limited head room. Please note the floor area is greater width than the 1.06M quoted. The latter being head room area only.

BEDROOM 3: 14'2" x 8'1" (4.32M x 2.6M) having double glazed PVC window overlooking the rear garden, double panelled radiator, featured wooden surround fireplace with cast iron inset.

BEDROOM 2: 14' x 14' (4.26M x 4.28M) having double glazed PVC window to the front, radiator, cast iron fireplace with tiled hearth, wall mounted cupboard to the side of the chimney breast with double doors, built-in wardrobe unit to one wall having three pairs of double doors.

BEDROOM 1: 14'2" x 11'10" (4.33M x 3.61M) having a double glazed PVC window to the flank wall, cast iron featured fireplace with built-in double wardrobe to the side thereof and matching double cupboard over.

TO THE EXTERIOR

The home is set above the public highway behind a brick boundary wall, path leading through to the front reception door with lawns either side. There is vehicular access to the side of the plot, having a gated entry (some repair required), this providing access through to the rear boundary where there is a gravelled parking area offering the facility for a number of vehicles. Off the gravelled area is a single garage off pre-cast concrete sectional construction. There is a traditional brick outbuilding having a pitched clay tiled roof offering a garage, workshop and storage and first floor to part.

The rear garden is predominantly laid to lawn with a decked area complete with covered bar area.

Between the gravel driveway and the dwelling is a paved area currently used as a hot tub area complete with an attractive timber constructed cover to part.

GENERAL INFORMATION

1. TENURE
We understand the property is freehold. (We would advise prospective purchasers to make their own enquiries to the vendors solicitors prior to exchange of contracts.)
2. LOCAL AUTHORITY
North Warwickshire Borough Council,
The Council House, South Street, Atherstone.
3. COUNCIL TAX
We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Web Site at www.tax.service.gov.uk/check-council-tax-band).
4. FIXTURES & FITTINGS
As per these sales details including all carpets and window blinds where fitted. Other items may be available by negotiation.
5. SERVICES
We understand that all mains services are available to the property. (We would advise prospective purchasers to make their own enquiries as to the availability and suitability of any connection with this property with the relevant service provider prior to exchange of contracts.)
6. VIEWING ARRANGEMENTS
By prior appointment with Calders Residential on (01827) 66686.

7. FURTHER INFORMATION

Please note that the agents have not tested the heating system or any appliance within this property and purchasers should make their own enquiries and inspections.

Please note that items shown within the photographs are not necessarily included within the sale.

THE CALDERS RESIDENTIAL HOME LOAN SERVICE

Instant access to the above service is freely given to all vendors and purchasers. Our Home Loans Service guarantees professional advice and assistance on all aspects of property, finance and purchase. Our objective is to ensure that vendors and purchasers benefit from the very best terms that the mortgage market has to offer. We aim to give value to all our clients from the first time buyer to established purchasers looking for tax efficiency in their mortgage solution.

For your **FREE ADVICE** that can save you a fortune contact **US ON (01827) 66686 NOW!!!**

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

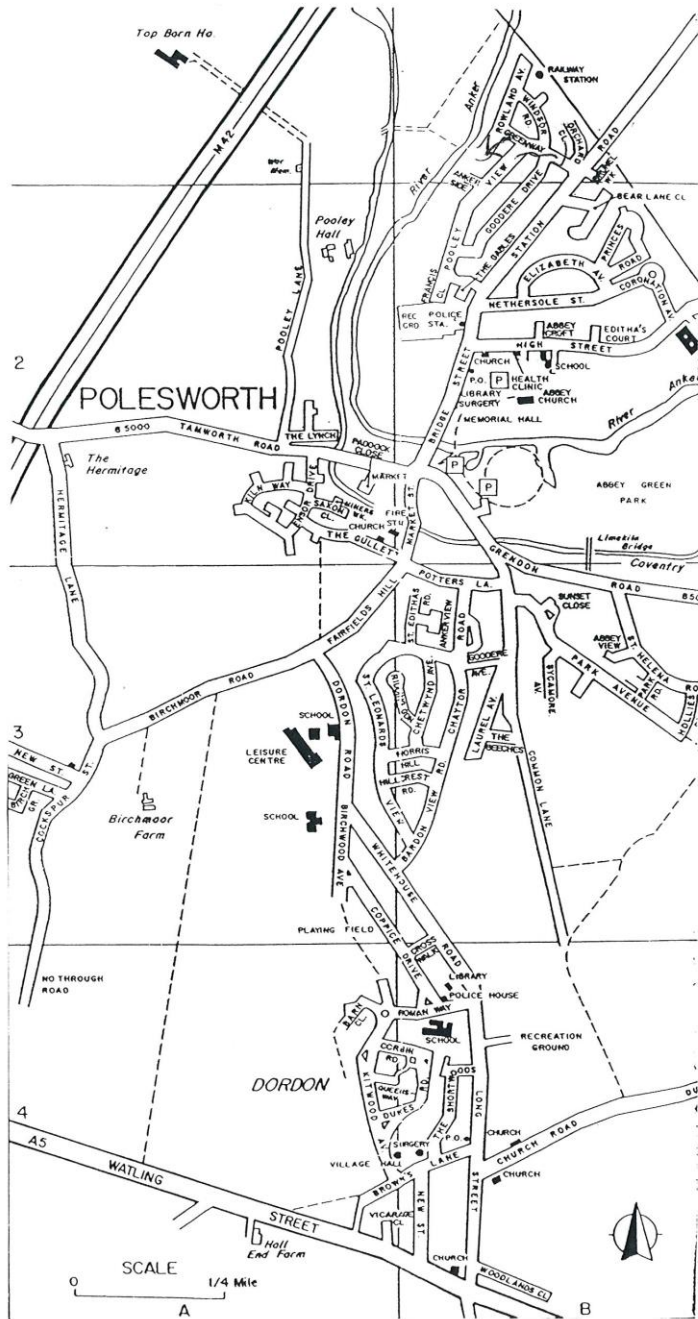
Once you find the property you wish to acquire you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural defects and would advise any interested party to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as heating systems) are in working order and would advise these are checked. You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the vendors what items (for example fixtures and fittings) will be included in the sale.

In addition to the above please read the printed additional guidance on the bottom of the front page.

Please note your home is at risk if you do not keep up payments on your mortgage or other loans secured on it.

CALDER'S

Residential



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