



**Dukes Road, Dordon
B78 1PW
Asking Price £225,000**

Located on Dukes Road in Dordon, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With a welcoming entrance hall, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office. The convenience of a ground floor shower room adds to the practicality of the layout, ensuring that daily routines are effortless. One of the standout features of this property is the lovely conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in this area. Additionally, the absence of a chain means that you can move in without delay, making this home an even more attractive prospect. In summary, this semi-detached house on Dukes Road is a wonderful blend of comfort and convenience, ideal for anyone looking to settle in a friendly community. Don't miss the chance to make this charming property your new home.



Entrance
via double glazed door with canopy porch leading into:

Entrance Hall
Radiator, ceramic tiled flooring, coving to textured ceiling, central heating thermostat, stairs to first floor landing, door to lounge and further door to:

Fitted Kitchen
15'3" x 7'7" (4.66m x 2.32m)
Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, gas point for cooker, double glazed windows to rear and side, ceramic tiled flooring, archway through to:

Dining Room
8'5" x 12'10" (2.57m x 3.92m)
Radiator, wooden laminate flooring, coving to textured ceiling, double glazed sliding patio door to conservatory, double doors leading into:

Lounge
11'3" x 12'10" (3.43m x 3.92m)
Double glazed window to front, electric fire with Adam style surround and marble effect hearth, double radiator, TV point, coving to textured ceiling.

Conservatory
12'10" x 16'9" (3.90m x 5.11m)
Brick and double glazed construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and light, double radiator, ceramic tiled flooring, double glazed double doors to garden, door to:

Shower Room
Fitted with three piece suite comprising tiled shower area, wall mounted wash hand basin and low-level WC, obscure double glazed window to side, radiator, ceramic tiled flooring.

Landing
Double glazed window to side, coving to textured ceiling, access to loft space with pull down metal ladder and fitted light point, door to Storage cupboard, further doors to:

Bedroom
11'6" x 14'10" (3.50m x 4.51m)
Double glazed window to front, radiator, coving to textured ceiling.

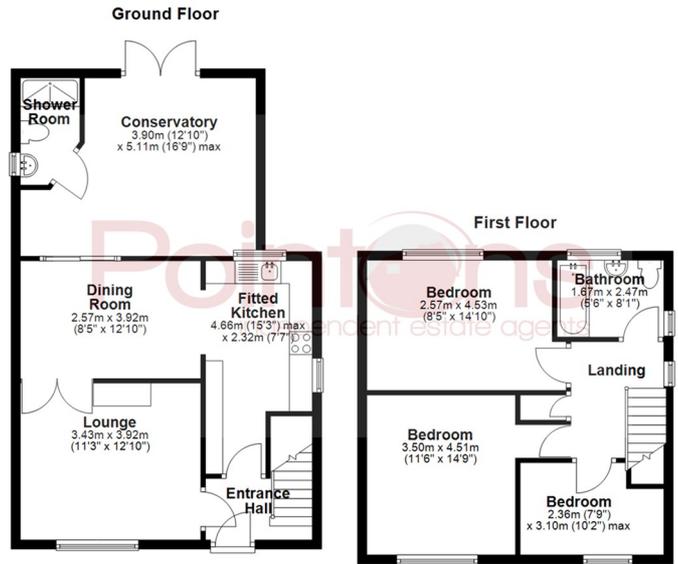
Bedroom
8'5" x 14'10" (2.57m x 4.53m)
Window to rear, radiator, coving to textured ceiling.

Bedroom
7'9" x 10'2" (2.36m x 3.10m)
Double glazed window to front, radiator, coving to textured ceiling.

Bathroom
Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to side, obscure double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling with sunken spotlights.

Outside
To the rear is a larger than average garden mainly laid to lawn with shrub borders and paved patio area, pedestrian gated access to the side and to the front is a hardstanding providing off road parking and access to entrance.

General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to North Warwickshire Borough Council and is Band A



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	



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