



## Corbin Road, Dordon B78 1PL £235,000

Nestled on the charming Corbin Road in Dordon, this delightful semi-detached house offers a perfect blend of modern living and classic comfort. Spanning an impressive 980 square feet, this property has been newly refurbished to a high standard, making it an ideal choice for families or those seeking a spacious home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The newly fitted kitchen is a highlight of the home, designed with both style and functionality in mind, making it a joy for any home cook.

The property boasts three bedrooms, ensuring plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the generous garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. The driveway provides parking for up to three vehicles, a valuable feature in today's busy world.

Built in 1960, this home combines character with contemporary updates, making it a unique find in the Dordon area. With its excellent location and thoughtful renovations, this property is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your new home.





#### Hall

Having Upvc entrance door, central heating radiator, stairs to first floor landing and doors off which leads:

#### Living Room

13'0" x 12'10" (3.97m x 3.91m)

Having central heating radiator, power points and Upvc double glazed flush window.

#### Dining Room

8'4" x 12'10" (2.54m x 3.91m)

Having marble feature fireplace with inset flame effect electric fire, central heating radiator, power points and Upvc double glazed flush window.

#### Kitchen

15'2" x 7'7" (4.62m x 2.31m)

Being newly fitted and having a stainless steel 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted units below, space and plumbing for domestic appliance. Adjacent matching rolled top work surface with stainless steel flush fitted four ring gas hob and stainless steel extractor above. Built in oven/grill, fitted units above and below. Matching larder cupboard. Tiled splashbacks to work surfaces, power points central heating radiator, Upvc double glazed flush window and Upvc double glazed door to rear garden.

#### Landing

Having stairs to the first floor landing having airing cupboard housing combination boiler, loft access, Upvc double glazed flush window and doors off which leads:

#### Bedroom 1

11'7" x 10'4" (3.52m x 3.15m)

Having central heating radiator, power points and Upvc double glazed flush window.

#### Bedroom 2

8'3" x 12'6" (2.52m x 3.81m)

Having central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

#### Bedroom 3

6'11" x 10'1" (2.11m x 3.07m)

Having central heating radiator, power points and Upvc double glazed flush window.

#### Bathroom

Being newly fitted and Upvc clad, having a white suite comprising of panelled bath with fitted shower unit above and pedestal wash hand basin. Chrome effect centrally heated towel rail and Upvc double glazed frosted flush window.

#### Separate WC

Being Upvc clad and having a low level WC and Upvc double glazed frosted flush window.

#### Outside

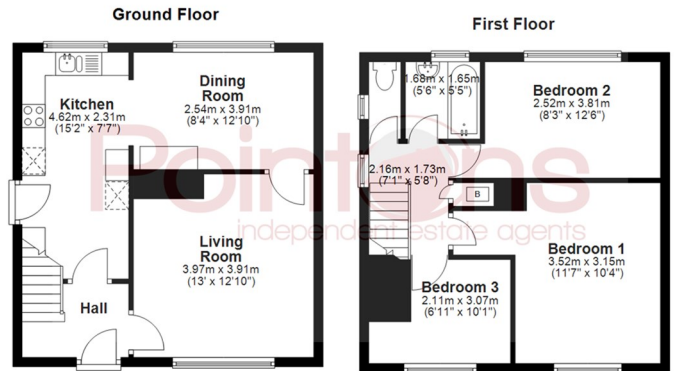
To the front the property has the benefit of a tarmacadam driveway providing parking for several vehicles. To the side and rear are tarmacadam patio areas (plenty of space to extend, subject to usual planning), generous lawn with mature shrubs, boundry fencing and gated side access.

#### Tenure

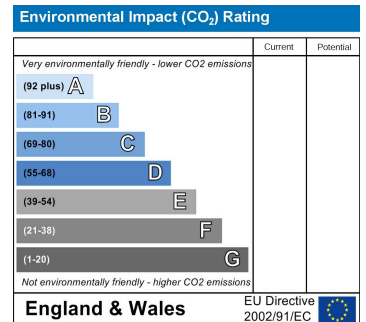
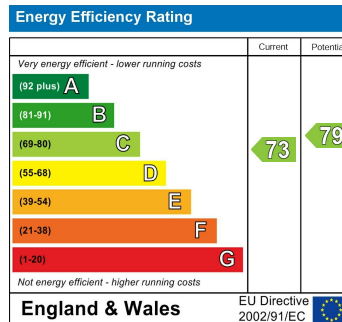
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is A payable to NWBC, EPC rating TBC.

#### General

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.



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



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