

NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

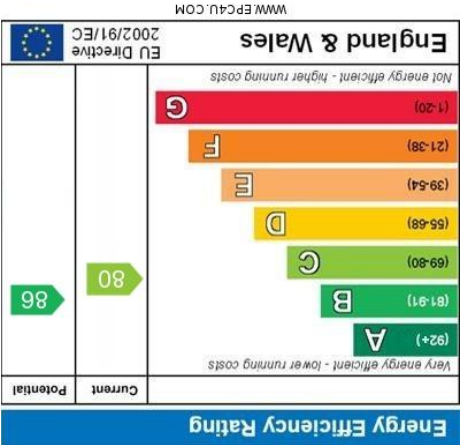


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- Beautifully presented, stunning family detached house with double garage
- Central heating and double glazing
- Two en suites



Greenwood Place, Bonehill, Tamworth, B78 3BL

£629,995



Property Description

This beautifully presented, superbly appointed detached house is situated on a private cul de sac in the very popular hamlet of Bonehill. Being well placed for Sutton Coldfield, Lichfield and Tamworth there are plenty of local facilities also available including open countryside. The property needs to be viewed internally to be fully appreciated due to the high standard of finish.

The first floor incorporates four bedrooms, two en suites and family bathroom and gallery landing. The ground floor incorporates superb lounge, formal dining room, very well fitted dining kitchen, utility room and study together with an orangery.

The property benefits also from detached double garage with electric up and over door and there is a further separate 'Man Cave'.

An internal inspection is essential and in more detail the accommodation comprises:-

ENTRANCE PORCH With double glazed front door and windows, oak flooring, feature double glazed stained glass door leading into reception hall.

RECEPTION HALL 17' x 7' (5.18m x 2.13m) With feature radiator, very deep storage cupboard under stairs and staircase leading off.

FITTED GUEST CLOAKROOM With radiator, wash basin with mixer tap and mirror over and drawers under, low level wc and vanity cupboards.

SUPERB LOUNGE 22' 1" into bay x 12' 3" (6.73m x 3.73m) With double glazed bay to front, two double glazed side windows, radiator and plantation style shutters to the windows.

DINING ROOM 13' 7" into bay x 11' (4.14m x 3.35m) Double glazed bay window and plantation style shutters, radiator.

STUDY 10' 2" x 9' 5" (3.1m x 2.87m) With feature radiator, double glazed window and door to the breakfast kitchen.

KITCHEN/BREAKFAST ROOM 12' 7" x 21' 2" (3.84m x 6.45m) With tiled flooring, radiator, double glazed windows to two sides, double glazed doors to the orangery and having units with granite work surfaces and grey fronts incorporating stainless steel double bowl sink unit with mixer tap, comprehensive range of base cupboards and drawers, wall cupboards, island unit, integrated appliances including dishwasher, fridge/freezer, five ring gas range, wine rack, pelmet lighting.

UTILITY ROOM 5' 4" x 6' (1.63m x 1.83m) With tiled flooring, double glazed exterior door, stainless steel sink unit, base cupboards, radiator, gas fired central heating boiler.

ORANGERY 10' 4" x 11' 9" (3.15m x 3.58m) With radiator, double glazed windows and double glazed French doors to the garden.

FIRST FLOOR GALLERY LANDING 21' x 7' (6.4m x 2.13m) With double glazed window and plantation shutters, radiator and airing cupboard.

BEDROOM ONE 18' 7" max 10' 9" minx 12' 6" (5.66m x 3.81m) With radiator, double glazed window and plantation shutters to the front.

EN SUITE SHOWER ROOM With tiled walls and flooring, double glazed window, ladder radiator, double shower compartment with thermostatic shower and glazed screening, low level wc, wash basin with vanity drawers under, shaver point.

BEDROOM FOUR 12' 6" x 12' 6" (3.81m x 3.81m) With radiator, double glazed window and plantation shutters to rear. This room is currently used as a dressing room to the master bedroom with an archway between but has its own door to the landing.

The owners will re-instate the wall between the rooms if required.



BEDROOM TWO 12' 6" x 10' 2" (3.81m x 3.1m) With radiator, double glazed window and plantation shutters to rear.

JACK AND JILL EN SUITE With double glazed window, tiled flooring, half tiled walls, ladder radiator, wash basin with mixer tap and vanity unit under, low level wc, double shower compartment with thermostatic shower over.

BEDROOM THREE 11' x 10' 10" (3.35m x 3.3m) With radiator, double glazed window and plantation shutters to front, door to the Jack and Jill en suite and to landing.

FAMILY BATHROOM With tiled floor and walls, double glazed window, suite comprising panelled bath, low level wc, wash basin with side cabinets and drawers under, separate shower compartment with thermostatic shower over.

DETACHED DOUBLE GARAGE 17' 8" x 17' 11" (5.38m x 5.46m) With side door and electric up and over door and eaves storage areas. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The property stands behind a large block paved driveway with excellent parking facilities with gate through to the gardens. There are three sheds, exterior power points, cold water tap, circular patio with foundation, lawned areas, further garden area and access to wooden workshop/man cave.

WOODEN WORKSHOP/MAN CAVE 16' 7" x 11' 6" (5.05m x 3.51m) With electric light, power points, pine panelled walls, work bench, windows to side and double doors to front.

There is secondary access via gates to the front of the property where there is an enclosed lawned garden with patio, gate and boundary wall.

AGENTS NOTE Sewage is to a pumped sewage system via Severn Trent.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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