



Stud Farm Drive, Tamworth





Property Description

This charming cottage in the sought after village of Bonehill features a welcoming entrance hall, lounge, dining room, kitchen and guest W.C. in addition to the two double bedrooms and upstairs bathroom. The rear of the home offers parking for two cars and there is a charming private garden set to the side which is very well maintained and an ideal place to relax in.

Call us today for more information and to see inside!

Guest W.C

Double glazed window to rear elevation and W.C.

Lounge

Double glazed windows to front and side elevations, central heating radiator and feature fire place.

Dining Room

Double glazed window to front elevation and central heating radiator.

Kitchen

Double glazed window to rear elevation, French doors to garden, door to yard, a range of wall and base units with wooden work surface over incorporating a butler sink, space and plumbing for washing machine and storage pantry.

Landing

Double glazed window to rear elevation and airing cupboard housing central heating boiler.

Bedroom One

Double glazed window to front elevation, central heating radiator and over stairs storage cupboard.

Bedroom Two

Double glazed windows to front and side elevations, central heating radiator.

Bathroom

Double glazed window to side elevation, bath with electric shower over, W.C, wash hand basin, heated towel rail.

Rear Garden

Patio area, laid to lawn, mature planted beds, gated access to frontage.

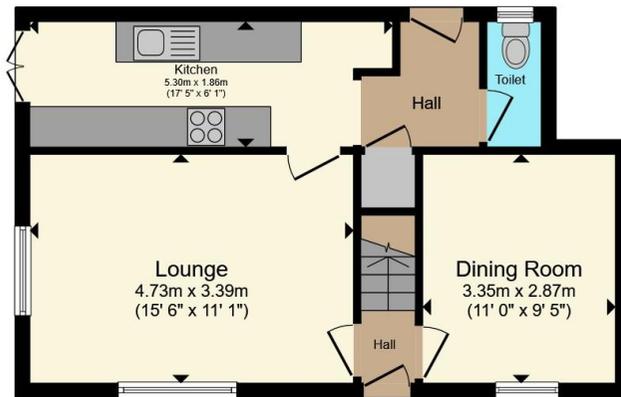
Courtyard

Storage cupboard and two parking spaces.

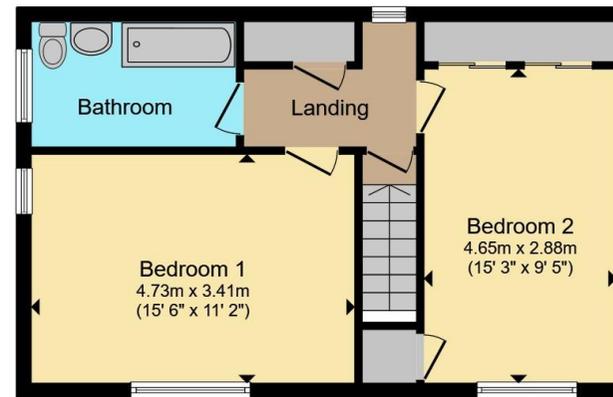








Ground Floor



First Floor

Total floor area 89.4 m² (963 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207490



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TAM207490 - 0002