

FOR SALE



Park Lane, Bonehill

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £325,000



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- Village Location
- Off Road parking
- Guest WC
- Spacious Kitchen/Breakfast bar area

This fantastic three bedroom home is now available to buy in the wonderful village of Bonehill. This considerably improved and extended spacious, traditional, semi-detached residence occupies an enviable location in the heart of this sought after village. convenient for Tamworth's amenities and the nearby M42 motorway Junction 10. Gas centrally heated and double glazed accommodation, with off road parking, guest WC and extension with a desperate dining room.

Accessed via a gravel driveway with wooden gating. Accessed via a porch to the front with a composite door. Space inside for storage and shoes, with heavy duty carpeted flooring, three obscured double glazed windows and wooden door to the entrance hall

Entrance hallway with carpeted flooring, under stair storage, beautiful stained glass window to side and doors leading to the kitchen and lounge

LOUNGE 18' 4" x 10' 10" (5.59m x 3.3m) A spacious living space with carpeted flooring, UPVC bay window to front and UPVC sliding door to the rear patio. Also has a feature fireplace and hearth

KITCHEN 11' 10" x 12' 9" (3.61m x 3.89m) ceramic tiled flooring, ceramic tiled walls with inset for space for gas large cooker and hobs, wooden worktops with under counter units and sink/drainer and mixer tap.

UTILITY ROOM 6' 5" x 4' 7" (1.96m x 1.4m) Utility room leading on from kitchen with obscured UPVS door to side lean to, with power and plumbing for white goods and wooden worktop

DINING ROOM 10' 6" x 8' 2" (3.2m x 2.49m) Wooden laminate flooring, UPVC window to rear and UPVC sliding door to side which leads onto patio area.





WC 4' 1" x 3' (1.24m x 0.91m) guest WC with tiled walls and Glowworm boiler

Inside is the utility room extension, guest WC and a storage room with a radiator built in.

BEDROOM 9' 1" x 10' 10" (2.77m x 3.3m) Double bedroom with carpeted flooring and bay UPVC window to front

The rear garden enjoys a lawned area and a patio area. to the left is a pagoda seating area too.

BEDROOM 9' 10" x 11' 9" (3m x 3.58m) Carpeted flooring with UPVC window over looking the rear garden, with build in wardrobes to far side.

We have been advised that this property is freehold. Purchasers are advised to confirm this position with their conveyancer.

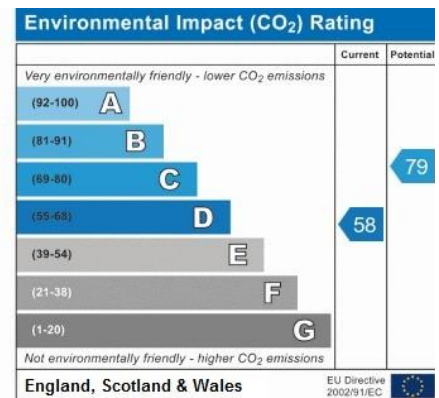
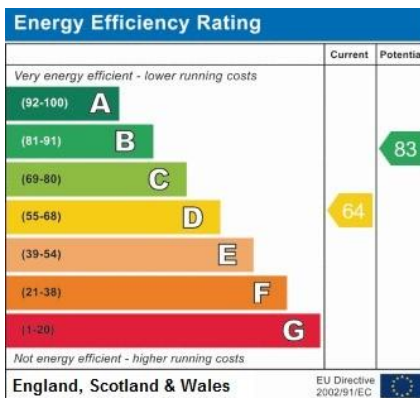
BEDROOM 9' 8" x 8' (2.95m x 2.44m) Carpeted flooring with UPVC window overlooking side of the home

All viewings are by appointment only with Martin & Co - 01827 313800

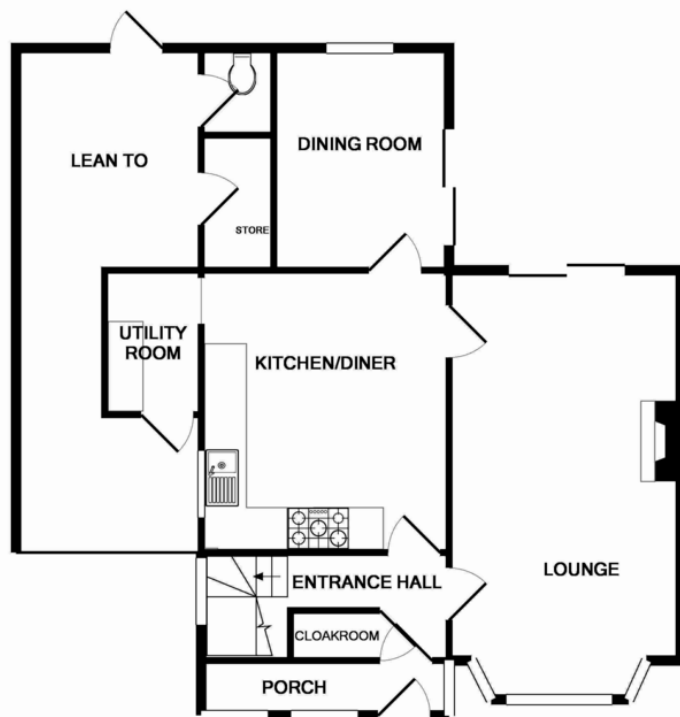
BATHROOM Spacious bathroom with ceramic tiled flooring, corner shower cubicle, sperate bath area, vanity unit with hand wash basin and WC. Tiled walls and obscured UPVC window to side.

To the side this home enjoys a lean to with up and over garage door to the front and door to the rear garden.









GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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