

Park Lane

Bonehill, Tamworth, B78 3HZ

£325,000

# Property Features

- Beautifully Appointed Semi-Detached Family Home
- Warm and Inviting Reception Hallway
- Guest Cloakroom
- Open Plan Lounge and Dining Room
- Newly Remodeled Kitchen
- Two Magnificent Bedrooms
- Superb Family Bathroom
- Well Maintained Rear Garden
- Internal Viewing Highly Advised
- No Onward Chain

## Full Description

Nestled within the highly sought-after hamlet of Bonehill, this beautifully appointed semi-detached family home seamlessly blends traditional charm with modern convenience. Offering spacious internal accommodation and a wealth of character features, this delightful property is perfectly positioned just moments from local amenities and excellent commuter links.

### GROUND FLOOR

Upon entering, a warm and inviting reception hallway welcomes you, with a staircase leading to the first-floor landing and a convenient guest cloakroom discreetly tucked beneath.

The open-plan lounge and dining area is bathed in natural light, boasting a bright dual aspect and generous proportions to accommodate a variety of furniture arrangements. A modern gas fireplace serves as a charming focal point, creating a cosy yet contemporary living space.

Adjoining this area, the newly remodelled kitchen presents a sleek, stylish design, featuring a range of timeless base units and convenient integrated appliances, with quality tiled flooring throughout and rear garden access.

### ENTRANCE PORCH

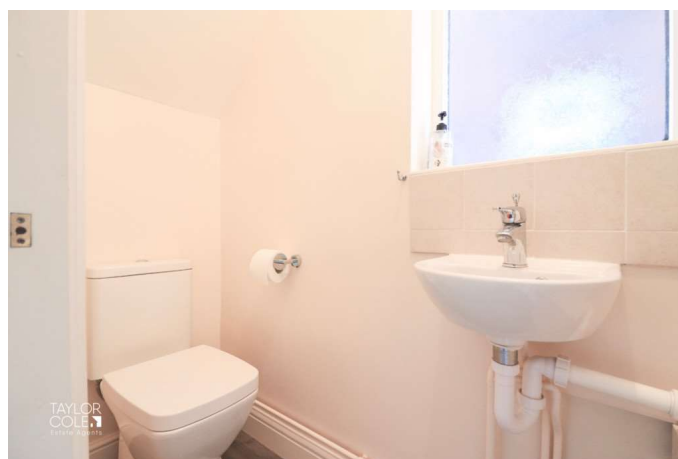
7' 6" x 2' 5" (2.31m x 0.74m)

### RECEPTION HALL

11' 1" x 6' 8" (3.38m x 2.05m)

### LOUNGE/DINER

21' 7" x 18' 1" (6.58m x 5.53m)



## REFITTED KITCHEN

16' 7" x 9' 8" (5.07m x 2.97m)

## GUEST CLOAKROOM

5' 8" x 2' 5" (1.73m x 0.74m)

## FIRST FLOOR

Ascending to the first floor, the home offers two magnificent double bedrooms. The principal bedroom, positioned at the front, enjoys a picturesque bay window and an abundance of fitted wardrobes, while the second bedroom overlooks the rear garden and provides versatile accommodation options.

A unique third space lends itself perfectly as a study, nursery, or dressing room.

Completing the upper level is the superb family bathroom, fitted with a matching three-piece suite, a built-in airing cupboard, and a recently installed and serviced combination boiler.

## BEDROOM ONE

12' 0" x 11' 7" (3.66m x 3.54m)

## BEDROOM TWO

10' 9" x 9' 10" (3.30m x 3.01m)

## STORE ROOM/STUDY

5' 9" x 5' 4" (1.76m x 1.63m)

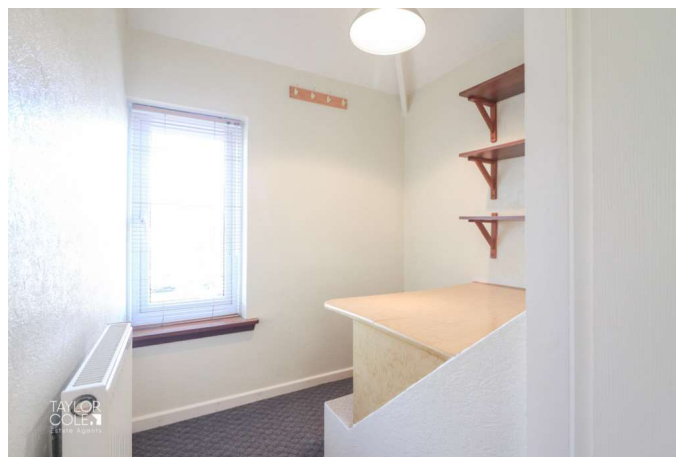
## BATHROOM

6' 11" x 6' 9" (2.12m x 2.07m)

## OUTSIDE

## REAR GARDEN

Stepping outside, the peaceful and idyllic surroundings of Bonehill offer a tranquil retreat in the well-maintained rear garden. A combination of slab-paved patios and lush lawns creates the perfect setting for outdoor entertaining, with an excellent timber frame summerhouse enhancing the appeal, being fully supplied with electricity. Bordering the plot, mature flowerbeds and secure timber fencing frame the space beautifully.



ANTI MONEY LAUNDERING

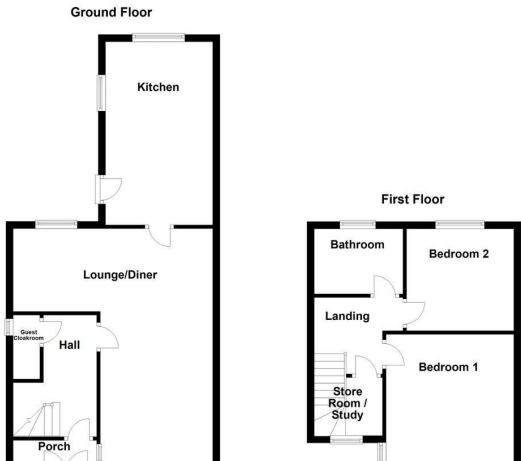
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements