



71 Park Lane

Bonehill, Tamworth, B78 3HZ.



Sutton Coldfield
Fine Residential

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Bonehill, Tamworth, B78 3HZ.

A spacious family residence offering enormous potential for further development (subject to planning) and occupying a very sought after location close to all amenities.

The property occupies delightful sought after setting in this very popular hamlet of Bonehill and is within walking distance of all amenities including the nearby Ventura Park and Tamworth Town Centre.

The spacious accommodation which offers enormous potential for further development briefly comprises:

Ground Floor

Reception Hall with cloaks cupboards.

Lounge, a through room with ceiling coving, feature marble fireplace and hearth with gas coal effect fire and French doors opening onto the rear patio.

Kitchen 11'5" x 10'2" with a range of fitted units including wall and floor cupboards, drawers, granite worksurfaces and tiled splashbacks. Stainless steel undermount sink, reverse Osmosis tap and Brita filter chrome tap, freestanding oven and grill, four zone gas burner with extractor above, plumbing for dishwasher, window to rear and ceramic floor tiling.

Shower Room with full width shower enclosure, pedestal wash basin, w/c, ladder radiator x2, ceramic wall and floor tiling.

Dining room 13'5" x 10'5" with wooden laminate flooring and patio door to rear garden.





On The First Floor

Bedroom One 11'3" x 13'5" with ceiling coving and window to rear.

Bedroom Two 11'2" x 13'6" with built in wardrobes and window to front.

Bedroom Three 8'2" x 11'5" which is currently used as a dressing room with a range of fitted wardrobes incorporating hanging rails, shelving and drawers. Dressing table with drawers and window to rear.

Bedroom Four. Round windows to front and rear with some restricted headspace.

Main Bathroom with corner bath, with white matching suite including bath, pedestal washbasin, w/c with concealed suite, chrome ladder radiator, ceramic wall and floor tiling.

Outside

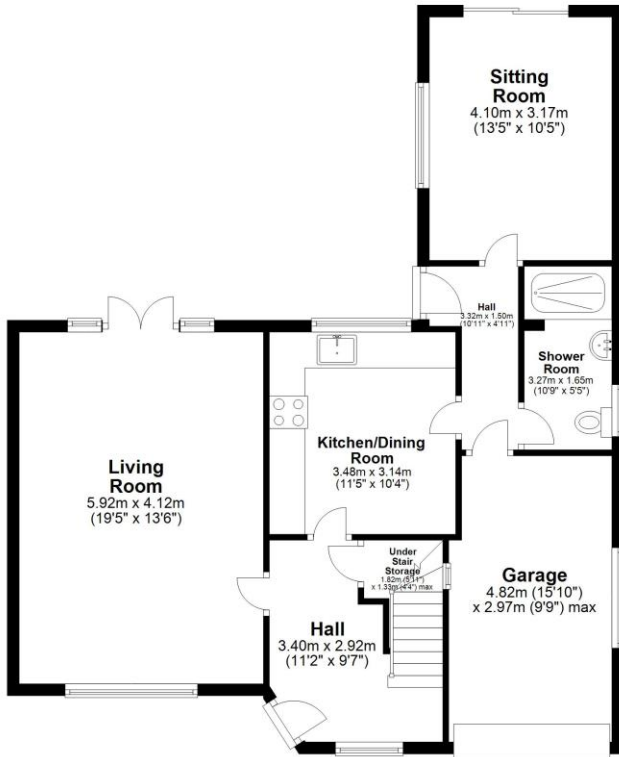
Single Garage 15'10" x 9' with electric up and over roller door, 1½ bowl stainless steel sink with cupboards below and plumbing for washing machine.

Gardens with easterly aspect patio, lawns and a variety of shrubs, bushes, planted borders and evergreen hedging.

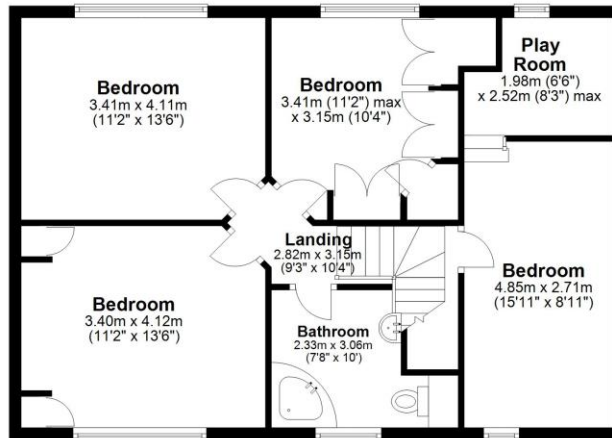
Greenhouse.

Council tax band: E

Ground Floor
Approx. 71.5 sq. metres (769.9 sq. feet)



First Floor
Approx. 69.7 sq. metres (750.7 sq. feet)



Total area: approx. 141.3 sq. metres (1520.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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