



West Drive

Bonehill, Tamworth, Staffordshire, B78 3HR

£510,000

Property Features

- Superb Family Home on Generous Sized Plot
- Entrance Hall
- Extended Lounge
- Separate Dining Room
- Breakfast Kitchen
- Guest Cloakroom
- Five Bedrooms
- Family Bathroom
- Stunning Rear Garden
- Driveway

Full Description

Taylor Cole Estate Agents are delighted to bring you this truly superb family home residing on this generous sized plot in this quaint cul-de-sac setting located in the popular village of Bonehill. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, extended lounge, separate dining room, breakfast kitchen, guest cloakroom, five bedrooms, family bathroom, stunning rear garden, driveway. Early internal viewing is considered essential.

This outstanding family home occupies an enviable position upon this well established cul-de-sac set within this sought after village location. The property maintains excellent commuter links, local schooling and shopping amenities only a short distance away, with the property itself positioned behind a block paved driveway offering ample off road parking facilities, along with access to the electric roller shutter garage door and two side entrance gates, which in turn open to the magnificent wrap around rear garden.

ENTRANCE HALLWAY

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, wall mounted light point, radiator, wall socket, staircase off to first floor landing with storage cupboard beneath, quality wood grain effect flooring, glass panelled door into:

BREAKFAST KITCHEN

16' 9" x 9' 1" (5.11m x 2.77m)

The breakfast kitchen is situated to the rear of the property and benefits from having a matching range of base units and drawers, recess and plumbing for dishwasher, recess and plumbing for washing machine, integrated full height fridge/freezer, complementary fitted wine rack, built-in 'Indesit' oven and grill with additional storage above and beneath, roll top working surfaces with inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, four ring 'Electrolux' gas hob with tiled splashback and extractor hood over, matching range of wall units offering further storage space with complementary downlighters, housing for the 'Glowworm' boiler, continuing breakfast bar with chair recess beneath, two ceiling light points, two UPVC double glazed windows to the rear, obscure double glazed door leading to the side aspect, door into pantry with fitted shelving unit, integral door into the garage, wood grain effect herringbone style water resistant flooring, door into:



LOUNGE

12' 2" x 20' 8" (3.71m x 6.3m)

The spacious lounge offers fantastic floor space for free standing lounge furniture and has a dual aspect outlook across the rear garden through its UPVC double glazed side window, and two UPVC double glazed sliding doors, with the room itself having a ceiling light point, two wall mounted light points, two radiators, wall sockets, TV connection point, door into:

DINING ROOM

11' 10" x 13' 5" (3.61m x 4.09m)

This versatile room is currently being utilised as a dining room/snug, and provides fantastic floor space for free standing dining room table, ceiling light point, gas fire with decorative mantle, marble effect backdrop and matching hearth, two radiators, wall sockets, TV connection point, UPVC double glazed picture window to the side, UPVC double glazed bow window to the front aspect.

GUEST CLOAKROOM

2' 8" x 5' 10" (0.81m x 1.78m)

With a half tiled surround and a matching suite which comprises of close coupled WC, corner pedestal hand wash basin with hot and cold mixer tap over, ceiling light point, obscure UPVC double glazed window to the front aspect, tiled flooring.

FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, door into the airing cupboard enclosing the pre-lagged hot water tank and linen shelving storage, doors to:

BEDROOM ONE

13' 9" x 9' 11" (4.19m x 3.02m)

The double master bedroom has a UPVC double glazed window to the front aspect, ample floor space for free standing wardrobes, ceiling light point, radiator, wall sockets.

BEDROOM TWO

11' 10" x 9' 10" (3.61m x 3m)

With a built-in wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall socket, UPVC double glazed window to the rear, wood grain effect flooring.

BEDROOM THREE

10' 11" x 8' 1" (3.33m x 2.46m)

Again being a double bedroom and currently being utilised as a playroom, the third bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

BEDROOM FOUR

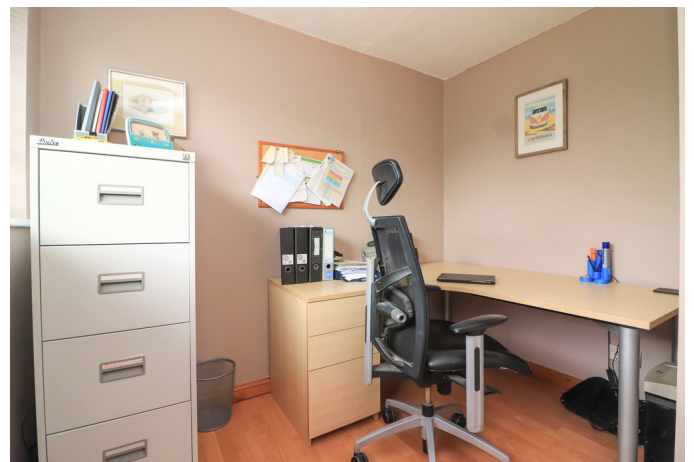
9' 4" x 8' 6" (2.84m x 2.59m)

Positioned to the front of the property, and having a UPVC double glazed window, ceiling light point, radiator, wall socket, wood grain effect flooring.

BEDROOM FIVE

8' 6" x 8' 8" (2.59m x 2.64m)

Currently used as a home office and offering ample floor space for a free standing double bed, ceiling light point, radiator, wall socket, UPVC double glazed window overlooking the rear garden.



FAMILY BATHROOM

5' 9" x 7' 11" (1.75m x 2.41m)

This matching three piece suite comprising of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and vanity mirror above, panelled bath with hot and cold mixer tap and shower fitment over, glass side screen and tiled surround, ceiling light point, column radiator with chrome towel rail, obscure UPVC double glazed window to the rear, ceiling light point, tiled flooring.

OUTSIDE

GARAGE

Having an electric roller shutter garage door accessed from the front driveway, the garage provides off road parking facilities or superb additional storage space, with the garage itself having a ceiling light point, wall socket, obscure UPVC double glazed window to the side, integral door into the kitchen.

REAR GARDEN

This generous and enviable sized garden is separated into two areas, with the formal garden space immediately beyond the property and boasts a raised decking area offering superb outdoor seating and entertainment space, with continuing side path leading to the side access and gate, immaculately presented borders surround the large shaped lawned area with a plethora of evergreens, shrubbery and mature trees including pruned conifers which screen the rear boundary, stepping stones lead you to the timber arbour where there is a small gate and adjacent fence line which separates the second area and reveals further versatile lawned space with additional borders, plantation and mature trees, free standing shed, greenhouse and barbeque area, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

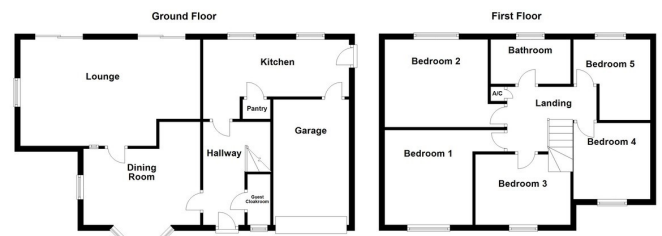
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 sales@taylorcole.co.uk
 01827 311412

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