



Park Lane

Bonehill, Tamworth, , B78 3HY

£410,000



# Property Features

- Attractive three-bedroom semi-detached home in a desirable location
- Spacious living room with feature bay window and connecting family room
- Bright conservatory overlooking the rear garden
- Well-appointed kitchen with ample storage and workspace
- External access to utility room
- Main bedroom with private balcony enjoying garden views
- Generous driveway providing ample off-road parking
- Beautifully landscaped rear garden with mature planting and patio area
- Downstairs WC and family bathroom
- Close to local amenities, transport links and schools

## Full Description

This charming three-bedroom semi-detached home offers spacious living accommodation, a large driveway, garage and beautifully landscaped gardens. Well-presented throughout, the property features multiple reception rooms including a conservatory, a generous kitchen, and a delightful rear garden perfect for relaxing or entertaining.

### THE FORE

The property is set back from the road with a generous driveway providing ample off-road parking and access to the attached garage. Mature planting and a neat lawn add to the kerb appeal, creating a welcoming approach.

### GROUND FLOOR

The ground floor is entered via a porch leading to a bright entrance hall with access to the principal rooms. The spacious living room benefits from a feature bay window and double doors opening to the family room. The family room flows into a bright conservatory overlooking the garden, while the kitchen offers plenty of fitted units and connects to a practical utility room with garage access. A downstairs WC completes the ground floor accommodation.

### WC

5' 9" x 4' 9" (1.75m x 1.45m)

In total

### KITCHEN

11' 7" x 8' 1" (3.53m x 2.46m)

### LIVING ROOM

13' 9" x 14' 7" (4.19m x 4.44m)

### FAMILY ROOM

14' 8" x 11' 9" (4.47m x 3.58m)





## CONSERVATORY

9' 6" x 14' 6" (2.9m x 4.42m)

## FIRST FLOOR

Upstairs there are three well-proportioned bedrooms, including a generous main bedroom with access to a private balcony, a bright second bedroom and a comfortable third bedroom. The family bathroom is fitted with a bath and separate shower, complemented by neutral décor.

## BEDROOM ONE

13' 9" x 12' 8" (4.19m x 3.86m)

## BEDROOM TWO

14' 8" x 11' 9" (4.47m x 3.58m)

## BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m)

## BATHROOM

11' 9" x 8' 1" (3.58m x 2.46m)

## THE REAR

The rear garden is a true highlight, beautifully landscaped with a mix of lawn, mature shrubs, colourful flower beds and ornamental features. A patio seating area provides the perfect spot for outdoor dining, and a charming garden structure adds character to this peaceful space.

## UTILITY/SHOWER ROOM

9' x 6' 6" (2.74m x 1.98m)

## 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.

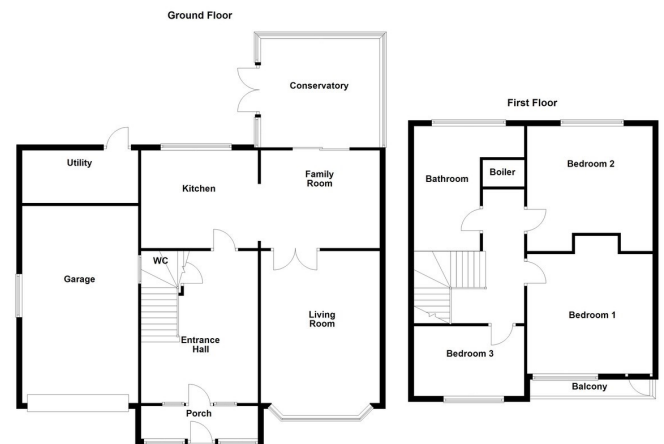
## TENURE

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.





%epcGraph\_c\_1\_339%

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto: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