



Aldin Close, Bonehill, Tamworth





# Aldin Close, Bonehill, Tamworth, B78 3HT

for sale offers in excess of  
**£490,000**



## Property Description

This very well presented home is located in the sought after location of Bonehill. This quiet but well connected location offers lots of nearby amenities but remains a quiet place to live.

This home has four good bedrooms, spacious ground floor accommodation and sits on a large plot offering an excellent sized driveway and rear garden. The property is well decorated throughout and would suit a large family looking to up-size. Take a look inside with our virtual tour and call us today to arrange your visit inside.

## Entrance Hallway

Tiled flooring, central heating radiator and bespoke under stairs storage.

## Guest W.C

Double glazed window to front elevation, W.C and wash hand basin.

## Lounge

11' 8" x 15' 4" max ( 3.56m x 4.67m max )  
Double glazed window to front elevation, central heating radiator and solid fuel burner.

## Kitchen/ Diner

20' 9" x 10' 5" ( 6.32m x 3.17m )  
Double glazed window to rear elevation, double glazed French doors to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for range cooker, space for double fridge freezer, peninsula bar and central heating radiator.

## Utility Room

7' 1" x 6' 7" ( 2.16m x 2.01m )  
Double glazed window to rear elevation, door to side elevation, door to garage.

## Conservatory

10' 10" x 11' 10" ( 3.30m x 3.61m )  
Double glazed windows to rear and side elevations, French doors to rear elevation.

## Bedroom One

13' 5" to wardrobe x 8' 5" ( 4.09m to wardrobe x 2.57m )

Double glazed window to front elevation, central heating radiator, two built in wardrobes and door into en-suite.

## En-Suite

Double glazed window to rear elevation, shower cubicle, W.C and wash hand basin.

## Bedroom Two

10' 6" x 12' 10" ( 3.20m x 3.91m )

Double glazed window to front elevation, central heating radiator and built in wardrobe.

## Bedroom Three

10' 9" x 10' 6" ( 3.28m x 3.20m )

Double glazed window to rear elevation, central heating radiator and built in wardrobe.

## Bedroom Four

8' 8" max x 9' 10" max ( 2.64m max x 3.00m max )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, corner bath and built in storage.

## Front Garden

Block paved driveway providing off road parking, lawned area, car port and access to garage.

## Rear Garden

Large landscaped rear garden with a range of mature trees and shrubs.

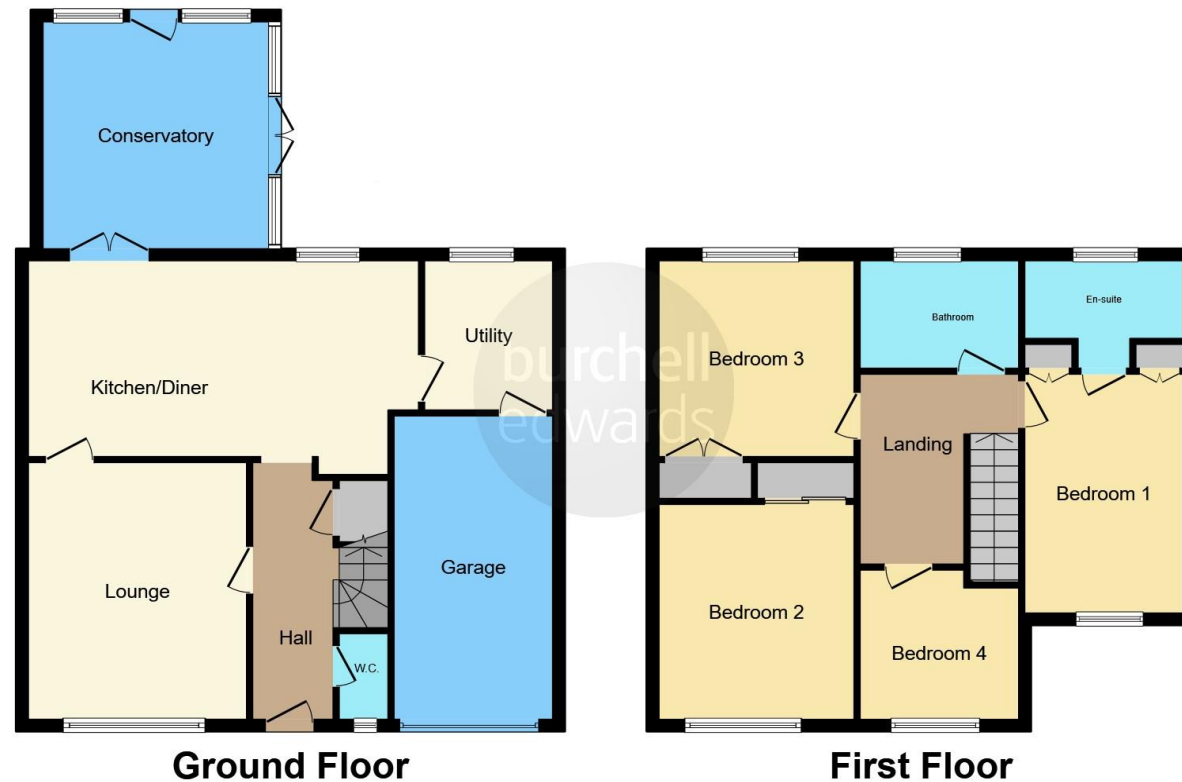












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Band: E

Tenure: Freehold

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