



Bonehill Road  
Tamworth, B78 3FZ

£425,000

# Property Features

- Beautifully presented three bedroom end terraced home
- Within walking distance of Tamworth Castle, town centre, train station and Ventura retail park
- Spacious living room with attractive bay window and rear garden access
- Contemporary Magnet kitchen with integrated dishwasher, instant hot water tap and more
- Home office/Utility room and ground floor guest WC
- Principal bedroom with fitted wardrobes and modern en-suite
- Private rear garden that is not overlooked
- Newly resurfaced driveway providing parking for three vehicles, or four with the gates open
- Excellent scope to extend to the side across both floors, subject to planning permission
- EPC Rating B and Council Tax Band C



## Full Description

Situated in a highly desirable residential location, this beautifully presented three bedroom end terraced home offers stylish and contemporary accommodation throughout, complemented by generous off-road parking, a private rear garden and excellent future potential. Finished to a high standard, the property is ready to move straight into and benefits from a modern Magnet kitchen, spacious living areas and a superb principal bedroom complete with en-suite facilities.

The property is ideally positioned within comfortable walking distance of Tamworth Castle, the town centre, Tamworth train station and ventura retail park making it an excellent choice for commuters, families and those looking to enjoy the convenience of nearby amenities. In addition, this property is also a short drive from Millfield Primary school, Landau Forte Academy, QUEMS secondary school and Rawlet Secondary School. The generous plot offers scope to extend the property to the right-hand side across both the ground and first floors, subject to the necessary planning permissions.

### THE FORE

The property enjoys an attractive frontage with a substantial block paved driveway providing off-road parking for up to three vehicles with the gates closed, or up to four vehicles when the gates are open. Mature planting and a well-maintained exterior create an excellent first impression. A pathway leads to the entrance door, where the welcoming hallway immediately showcases the home's immaculate presentation. The generous side plot not only enhances the property's overall appeal but also presents exciting potential for future expansion, allowing buyers to create additional living accommodation if desired, subject to planning permission.



## GROUND FLOOR

The entrance hallway provides access to the principal ground floor accommodation and staircase to the first floor. To the front of the property, the spacious living room enjoys an abundance of natural light from the attractive bay window, as well as the French doors providing access to the rear garden, creating a bright and inviting environment ideal for both everyday living and entertaining.

To the rear, the impressive open plan kitchen/dining room has been fitted with a quality Magnet kitchen offering an excellent range of contemporary units and integrated storage. Practical additions include a dishwasher and an instant hot water tap, enhancing both convenience and functionality. There is ample space for family dining with French doors opening directly onto the rear garden, while the adjoining utility room/office provides further storage and workspace. Completing the ground floor is a useful guest WC.

## LIVING ROOM

10' 8" x 16' 7" (3.25m x 5.05m)

## WC

3' 4" x 5' 6" (1.02m x 1.68m)

## KITCHEN/DINER

11' 5" x 16' 7" (3.48m x 5.05m)

## UTILITY ROOM

5' 6" x 7' 4" (1.68m x 2.24m)

## FIRST FLOOR

The first floor landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room benefiting from fitted wardrobes and a stylish en-suite shower room, creating an excellent private retreat. Bedroom two is another comfortable double room with fitted wardrobe space, while bedroom three offers versatile accommodation and comfortably accommodates a small double bed, making it ideal as a bedroom, nursery, dressing room or home office. The family bathroom has been finished in a contemporary style and serves the remaining bedrooms, while additional storage is provided by the airing cupboard off the landing. Throughout the first floor, the accommodation is well presented and designed to meet the needs of modern family living.

## BEDROOM ONE



9' 1" x 18' (2.77m x 5.49m)

#### BEDROOM ONE EN-SUITE

4' 4" x 8' (1.32m x 2.44m)

#### BEDROOM TWO

10' 9" x 10' 5" (3.28m x 3.18m)

#### BEDROOM THREE

7' 5" x 7' 6" (2.26m x 2.29m)

#### BATHROOM

7' 3" x 6' 1" (2.21m x 1.85m)

#### THE REAR

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, offering an excellent setting for relaxing, entertaining and family enjoyment. A paved seating area adjoins the rear of the property, leading onto an artificial lawn bordered by mature planting and decorative fencing.

One of the garden's standout features is its excellent level of privacy, as it is not overlooked to the side or rear, allowing homeowners to enjoy the outdoor space with a greater sense of seclusion. Combined with the generous plot and extension potential to the side, the external space significantly enhances the overall appeal of this impressive home.

#### ANTI MONEY LAUNDERING

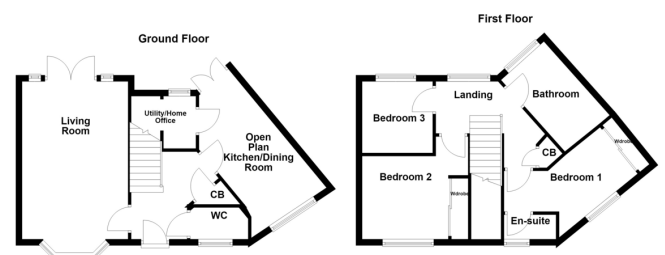
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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             |         | 94 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

8 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