



**PAUL
CARR**
Estate Agents
Sales & Lettings

The Green, Bonehill
Tamworth, B78 3HW

Offers Over £300,000

This is a home that feels cared for and easy to settle into—full of quiet charm and the promise of simple, cosy living.

Tucked away on a generous plot, this charming bungalow offers a wonderful sense of space and calm, with open fields stretching out behind it—perfect for enjoying peaceful mornings and golden evening views. With no upward chain, it's ready to welcome its next chapter without delay.

Inside, the home feels warm and inviting, centred around a large living room that's ideal for relaxing or gathering with loved ones. The generous bedroom provides a comfortable and restful retreat, while the modern breakfast kitchen is both practical and homely—just the place for slow coffees and easy meals. The bathroom is well-appointed, completing the thoughtfully arranged interior.

Outside, to the fore a large driveway to the front offers ample parking, and the garage provides additional storage or workspace.

Bonehill is a highly desired village in Tamworth located between Mile Oak and Fazeley with Tamworth town centre being only 2 miles away offering a further array of amenities and access to the motorway for links into Birmingham.

Viewings: Strictly via appointment through our Tamworth Residential Sales Department on 01827217100

or via Tamworth@paulcarrestateagents.Co.Uk



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Porch

Hall

Living Room

5.00m (16'5") x 3.91m (12'10")

Kitchen

3.61m (11'10") x 3.18m (10'5")

Lean To

Bedroom 1

3.71m (12'2") x 3.61m (11'10")

Bathroom

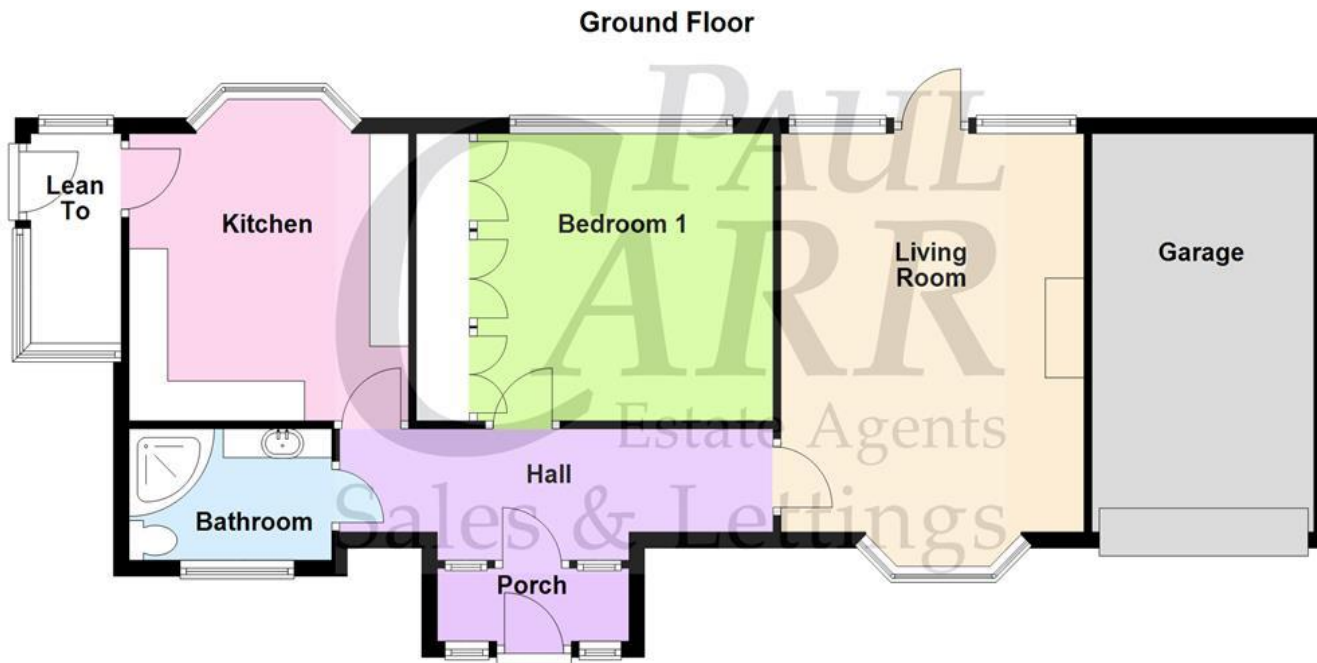
Garage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

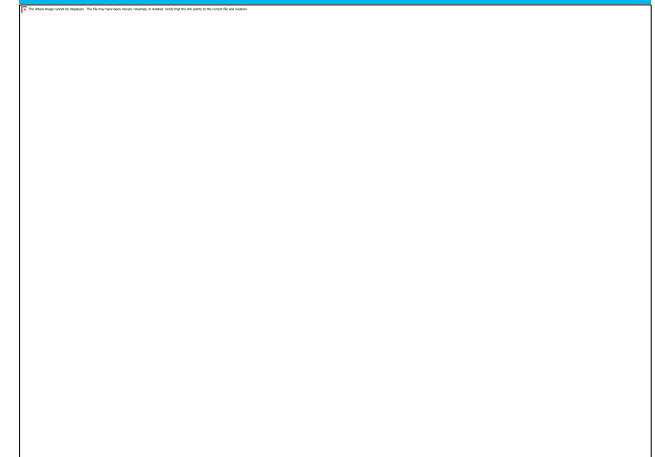


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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