



**PAUL
CARR**
Estate Agents
Sales & Lettings

Park Lane, Bonehill
Tamworth, B78 3HZ

Offers in Excess of £425,000

Bursting with space and flexibility, this attractive deceptively spacious semi-detached home is made for modern family living — whether it's cosy nights in, busy mornings, or entertaining friends and family, there's room for it all.

To the front of the property is a bright and welcoming dining room featuring a charming bay window, while the generous living room flows seamlessly into a family room, creating an excellent open-plan entertaining and relaxation space. The property also benefits from a modern fitted kitchen, separate utility room, and integral garage.

Upstairs, there are three well-proportioned double bedrooms along with a family bathroom.

Externally, the home enjoys a private south-facing garden, perfect for outdoor dining and enjoying sunshine throughout the day. Set within a peaceful and sought-after village, Peel Cottage offers a quiet, retreat-like atmosphere while still benefiting from convenient road links.

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

or via Tamworth@paulcarrestateagents.Co.Uk



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Hall

Living Room 4.91m (16'1") x 3.66m (12')

Dining Room 3.66m (12') x 3.51m (11'6")

Kitchen 4.60m (15'1") x 3.05m (10')

Utility 2.64m (8'8") x 2.46m (8'1")

Family Room 5.89m (19'4") x 2.64m (8'8")

Lean-to 2.84m (9'4") x 0.94m (3'1")

Garage

WC

Landing

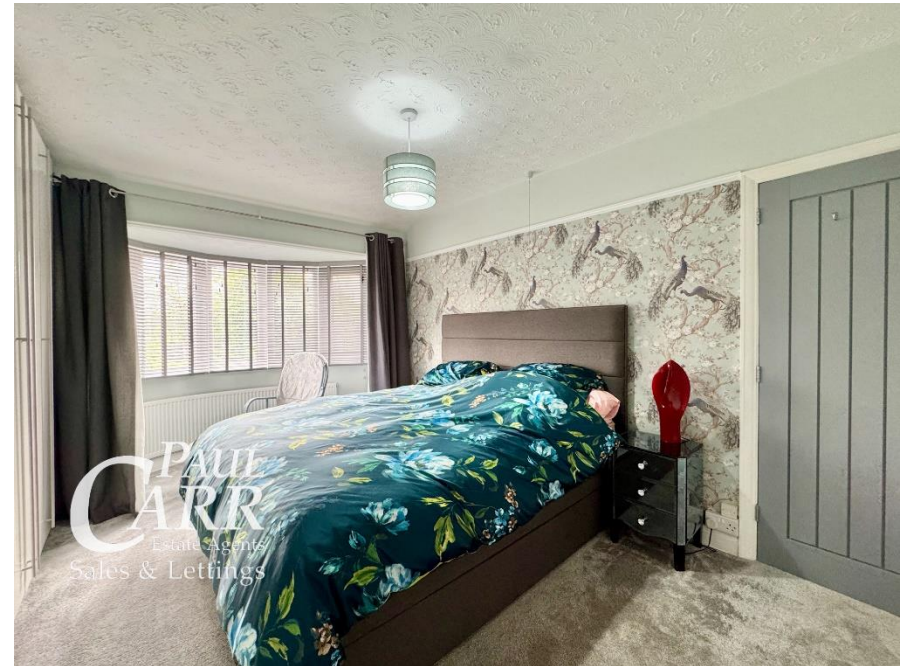
Bedroom 1 3.51m (11'6") max x 3.02m (9'11")

Bedroom 2 3.99m (13'1") x 3.40m (11'2")

Bedroom 3 2.74m (9') x 2.39m (7'10")

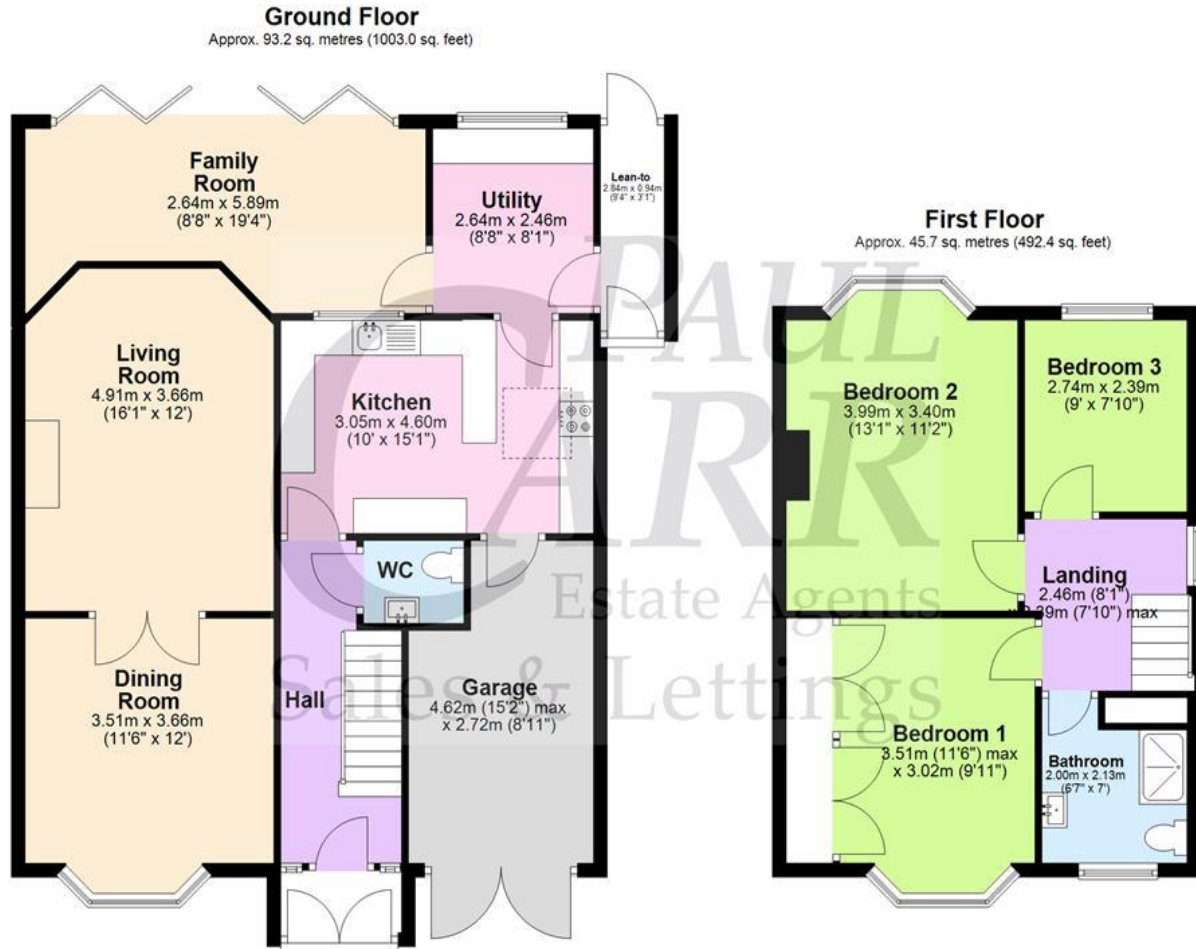
Bathroom





Floor Plan

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



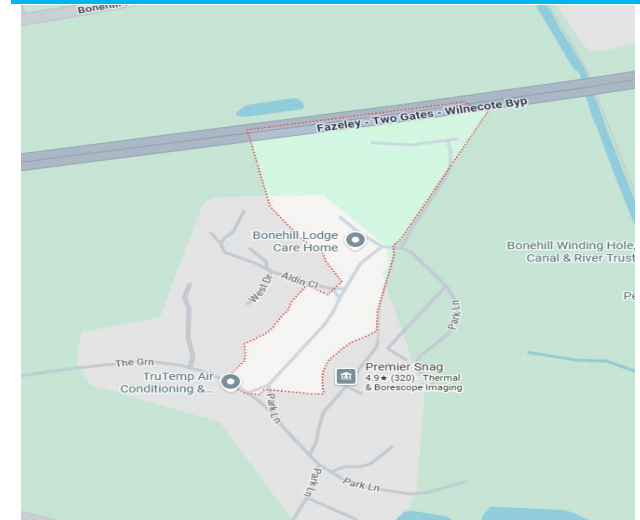
Total area: approx. 138.9 sq. metres (1495.4 sq. feet)

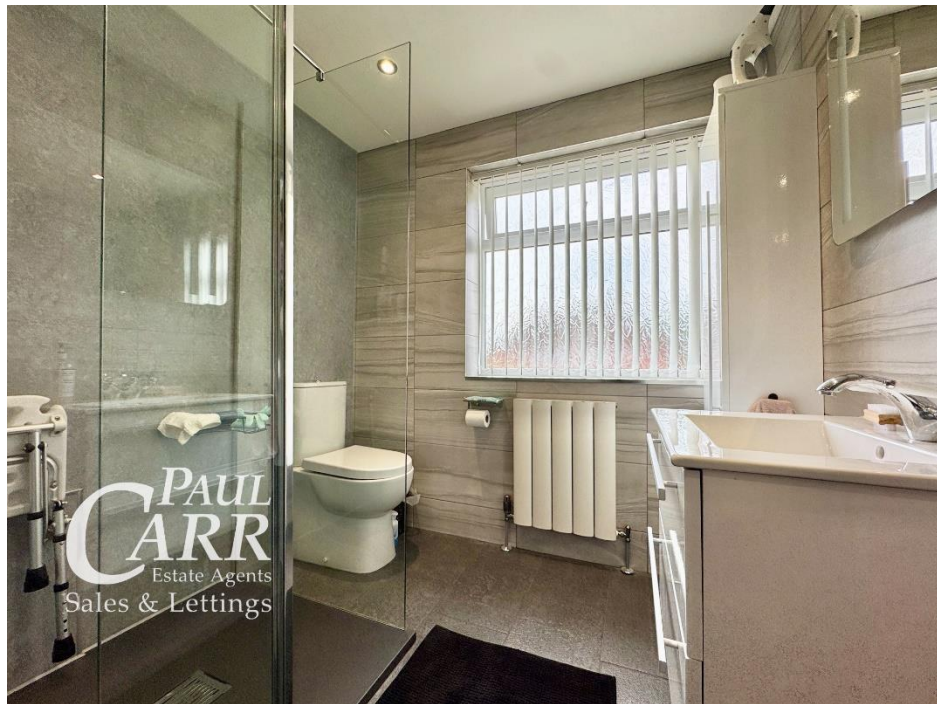
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Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 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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