

ROYSTON & LUND



Park Lane, Bonehill, Tamworth

Offers In The Region Of £375,000

- Three Bedroom Semi Detached
- High Quality Fixtures And Fittings
- Close By To Numerous Amenities
- Freehold - Council Tax Band - D
- Character Features
- Ample Off Street Parking With Five Bar Gate
- Excellent Transport Links
- Modern Contemporary Design
- Private Rear Patioed Garden
- EPC Rating - D

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56 Park Lane, Tamworth B78 3HZ

Royston and Lund are delighted to bring to the market this spacious, high-quality three-bedroom semi-detached family home located in Bonehill, Tamworth. This particular property boasts high-quality fixtures and fittings, quirky features and a modern contemporary design. Situated close to numerous amenities such as local shops and pubs, not to mention an array of highly regarded local schools and excellent transport links.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, presenting ample space for dining and entertaining guests whilst providing access to the rear garden. Off to the right-hand side is the living room, showcasing a feature log burner and dual-aspect windows to the front, along with French doors to the rear.

The kitchen boasts a stunning design with granite worktops to the counters and island, high-quality base and wall units housing integrated appliances, including a beautiful range-style cooker and hob, and twin Belfast sinks. Off the kitchen is the utility room and a ground floor WC.

To the first floor, there are three well-proportioned double bedrooms. The master bedroom benefits from its own en-suite shower room. The remaining two bedrooms share a spacious bathroom with all the fittings in place to finish it to your own specification.

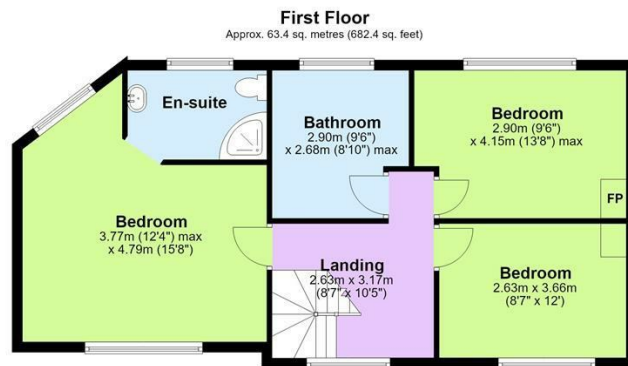
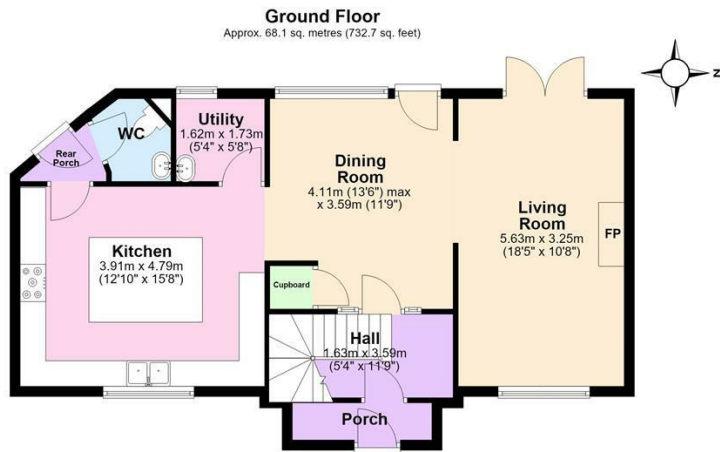
To the front of the property, there is ample off-street parking via a spacious double driveway accommodating several cars, with a lush lawn area to the right-hand side. To the rear, you will find a low-maintenance courtyard-style garden featuring a block-paved patio and decking, creating the perfect space for outdoor seating and/or alfresco dining.



Council Tax Band: D







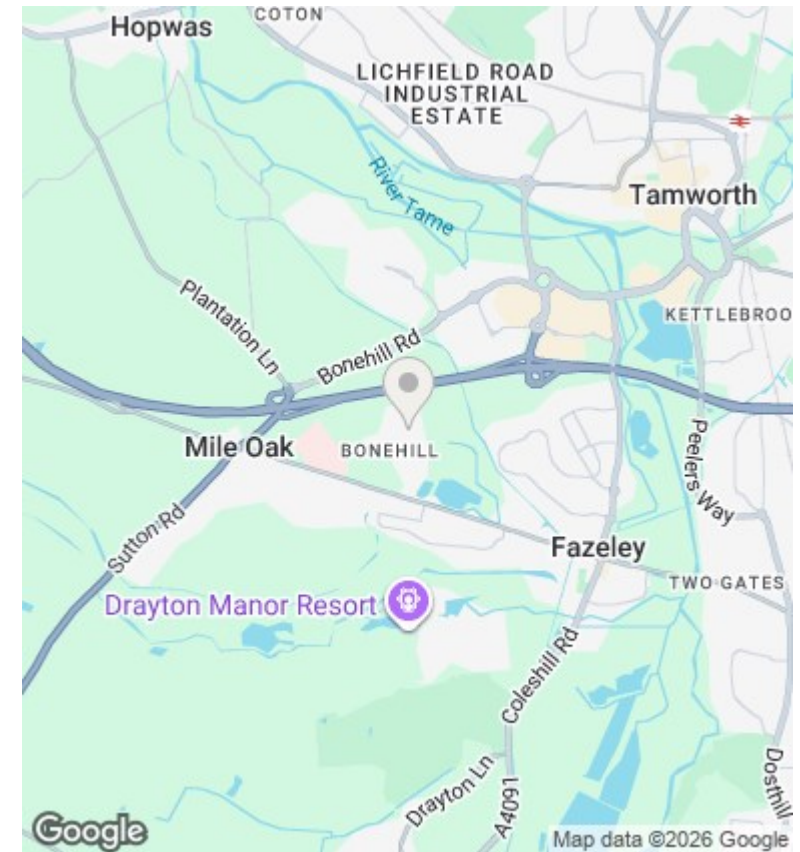
Total area: approx. 131.5 sq. metres (1415.1 sq. feet)

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		