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7 The Green, Bonehill, Tamworth, Staffordshire, B78 3HW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

7 The Green, Bonehill, Tamworth, Staffordshire, B78 3HW

£275,000

This charming two bedroom mid terraced cottage is situated in a delightful and peaceful location within the popular Bonehill area of Tamworth. This superb setting benefits from its undeniable convenience for many major transport links including easy access to Sutton Coldfield and Birmingham. The area is well served by superb shopping and leisure facilities, and there are lovely countryside walks within the area. Set back off The Green within a shared courtyard setting the property has charm and character in abundance. The principal sitting room has an impressive inglenook fireplace with a multi-fuel burner, whilst the kitchen is traditionally fitted with natural wood units. The first floor is similarly impressive with two bedrooms and a very recently refitted luxury shower room. An unusual feature of the property is the excellent fully insulated and heated garden room/office which was installed with a raised decked balcony making this perfect for either entertaining or that working from home experience. Fully wired for internet and with underfloor heating this really is an exceptionally good home work space. The property had a new roof in 2020. Available with the benefit of no upward chain and the potential for a speedy completion, an early viewing is strongly encouraged.



ENCLOSED PORCH

with leaded glazed side screen, wall lantern and inner door opening to:

SITTING ROOM

4.50m x 4.40m (14' 9" x 14' 5") having a feature inglenook fireplace with raised flagstone hearth and multi-fuel log burner with timber over and feature revealed brick, UPVC leaded double glazed bow window to front, double radiator, revealed beams to ceiling, stairs leading off and door to:

KITCHEN

4.60m x 2.73m (15' 1" x 8' 11") a traditional wooden kitchen having ample work surface space with base storage cupboards and drawers, matching wall mounted cupboards, pantry storage unit, concealed space for fridge/freezer and washing machine, single drainer sink unit with swan neck mixer tap, concealed Worcester combination gas central heating boiler with a NEST thermostat control system, tiled splashbacks, built-in Neff electric oven with four ring gas hob, pelmet lighting, plate racks, double radiator, space for dining table, sealed unit leaded double glazed window to rear and door to a REAR PORCH with UPVC double glazed windows and door to garden.

FIRST FLOOR LANDING

having linen store cupboard and doors leading off to:

BEDROOM ONE

3.70m x 3.50m (12' 2" x 11' 6") having sealed unit leaded double glazed window to front, double radiator, revealed floorboards, built-in store cupboard and loft hatch with pull-down ladder leading to boarded loft space with light.



SHOWER ROOM

being fully tiled and having a large double width shower cubicle with thermostatic shower fitment, close coupled W.C., vanity unit housing the wash hand basin with mono bloc mixer tap and useful cupboard storage space, contemporary style towel rail and radiator, comprehensive ceramic wall tiling, extractor fan, downlighters, tiled flooring, obscure sealed unit double glazed window to rear and door to:

BEDROOM TWO

2.74m x 2.74m (9' 0" x 9' 0") having sealed unit double glazed window to rear and radiator.

OUTSIDE

The garden is hard landscaped with a mature shrubbery. Please note there is no specific parking allocated to the property.

FULLY INSULATED AND HEATED TIMBER GARDEN ROOM/OFFICE

3.70m x 2.70m (12' 2" x 8' 10") a quality construction having underfloor heating, LED lighting, power points, double glazed entrance door and windows to front and side, anti-slip timber decking to front with timber balustrade and steps down to the garden patio.



COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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