

FOR SALE

**Offers in the Region of £350,000
Freehold**



West Drive, Bonehill, Tamworth, Staffordshire. B78 3HR

- VERY WELL SITUATED MODERN DETACHED
- THREE DOUBLE BEDROOMS
- GOOD SIZE THROUGH LOUNGE
- BATHROOM AND FITTED CLOAKS
- PART INTEGRAL GARAGE
- WELL ENCLOSED REAR GARDEN

PROPERTY DESCRIPTION

This well presented gas centrally heated double glazed detached residence occupies a very pleasant position in the popular village of Bonehill, West Drive being a small quiet cul-de-sac which runs off Park Lane via Aldin Close. There are regular bus services past the edge of the village along the B5404, local convenience at Mile Oak, whilst more comprehensive amenities are available in Fazeley village centre just a couple of minutes drive away. Tamworth town centre with all its amenities is around 2 miles distance.

Constructed in brick beneath a pitched tiled roof the residence presents a smart appearance to the roadway, having white UPVC framed double glazed windows and tile cladding to the upper half of the front elevation.

Having the benefit of gas central heating via radiators, white UPVC framed double glazing and cavity wall insulation the accommodation briefly comprises:



ROOM DESCRIPTIONS

ENTRANCE HALL

with panel radiator and access door to the part integral garage.

Leading off is the

GROUND FLOOR WC

having wash hand basin (H&C) and low level WC.

GOOD SIZE THROUGH LIVING ROOM

7.16m x 3.73m (23' 6" x 12' 3") narrowing to 2.94m having picture windows to front and rear elevations, fully glazed door to rear garden and radiator.

FITTED KITCHEN

3.09m x 2.86m (10' 2" x 9' 5") having range of white fronted units with inset stainless steel sink and drainer, picture window to rear garden, part glazed side exit door and useful store off. Here also is located the wall mounted combination gas fired boiler which provides central heating and domestic hot water.

STAIRWAY from LIVING ROOM to FIRST FLOOR LANDING

having obscured glass side window, ceiling hatch to loft area and off which lead

THREE DOUBLE BEDROOMS AND BATHROOM

BEDROOM ONE (FRONT)

3.91m x 2.94m (12' 10" x 9' 8") having wide picture window and radiator.

BEDROOM TWO (REAR)

2.88m x 2.95m (9' 5" x 9' 8") having wide picture window with pleasant open aspect and radiator.

BEDROOM THREE (FRONT)

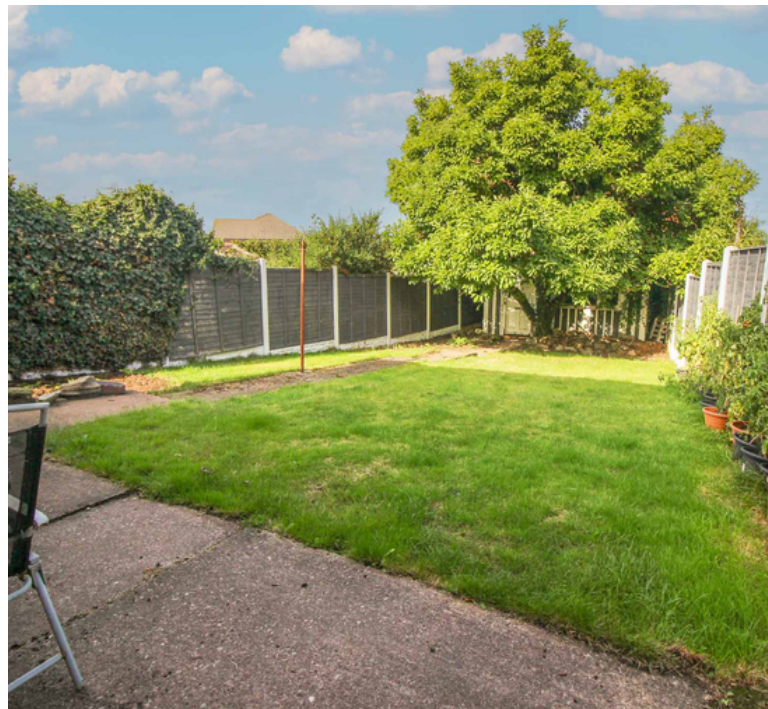
3.16m x 2.96m (10' 4" x 9' 9") again having picture window to roadway and radiator.

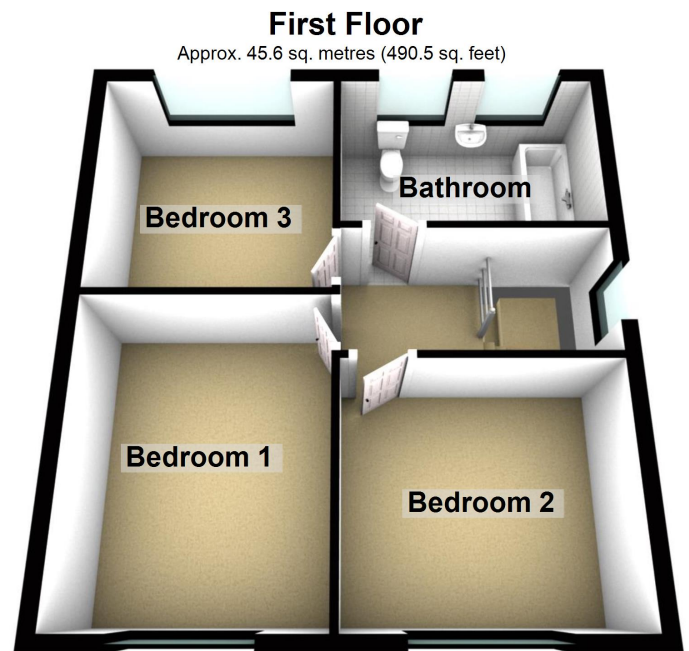
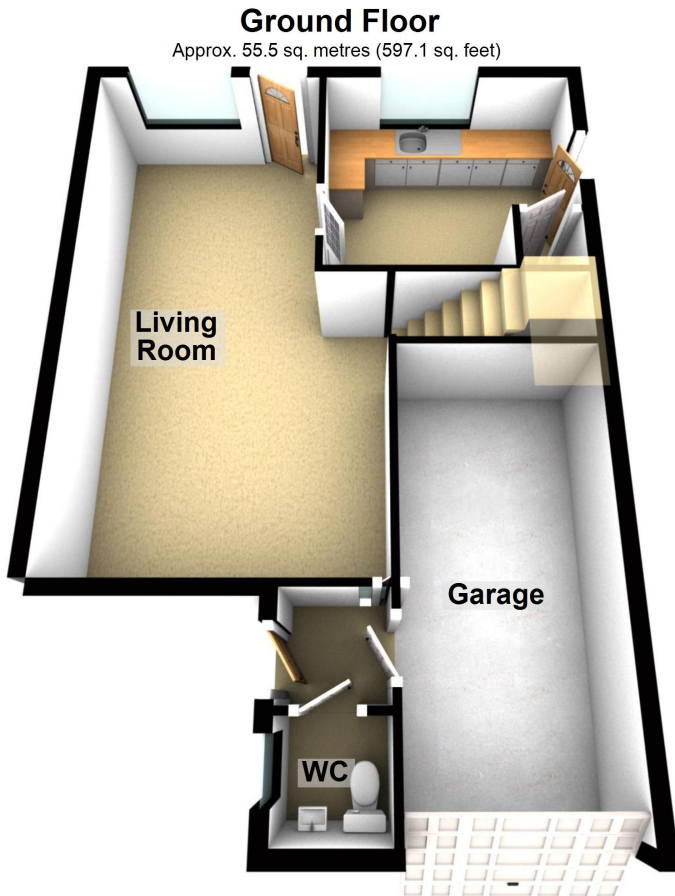
SPACIOUS BATHROOM

having white suite comprising panelled bath with mixer taps with telephone shower attachment and also a drench shower, pedestal wash basin and close coupled WC, two obscured glass windows and double panel radiator.

WELL ENCLOSED REAR GARDEN

having GATED SIDE ENTRANCE and being mostly laid to lawn with central pathway and enclosed on all sides by tall close board fencing.





Total area: approx. 101.0 sq. metres (1087.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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