

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Park Lane

Bonehill, Tamworth, B78 3HY

Asking Price £550,000



Council Tax: E



# The Mallards Park Lane

Bonehill, Tamworth, B78 3HY

Asking Price £550,000



## Hallway

Oak Herringbone flooring, stained glass entrance door, radiator, power points

## Lounge

18'9 x 13'9 (5.72m x 4.19m)  
oak herringbone flooring, double doors to garden, feature fire place, double glazed window to side

## Kitchen

11'9 x 11'4 (3.58m x 3.45m)  
ceramic tiled flooring, a range of wall and base units, built in oven and hob, plumbing for washing machine, stainless steel sink and drainer, radiator

## Open plan conservatory

20'11 x 18'3 (6.38m x 5.56m)  
tile effect laminate flooring, double doors to garden, power points, double glazed windows all round

## Bathroom

8'4 x 6'9 (2.54m x 2.06m)  
ceramic tiled flooring, walk in shower, jacuzzi bath, low flush WC, part tiled walls, sink with vanity unit

## Study/Bedroom Four

8'9 x 8'4 (2.67m x 2.54m)  
wood effect laminate flooring, double glazed window to rear, radiator, power points,

## Bedroom One

13'10 x 12'1 (4.22m x 3.68m)  
carpeted, double glazed window to front, fitted wardrobes, power points, radiator

## Jack And Jill Bathroom

10'6 x 8'1 (3.20m x 2.46m)  
Ceramic tiled floor, built in cupboard, twin sink, walk in shower, low flush WC, part tiled walls, downlights and double glazed window to side.

## Bedroom Two

13'2 x 8'1 (4.01m x 2.46m)  
carpeted, double glazed window to side, power points, radiator

## Bedroom Three

10 x 8'4 (3.05m x 2.54m)  
carpeted, double glazed window to rear, radiator, power points

## Garage

up and over doors, power points, radiator



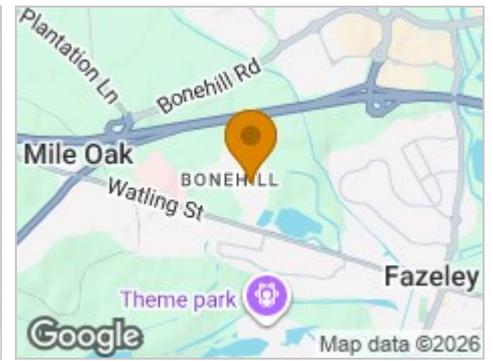
## Road Map



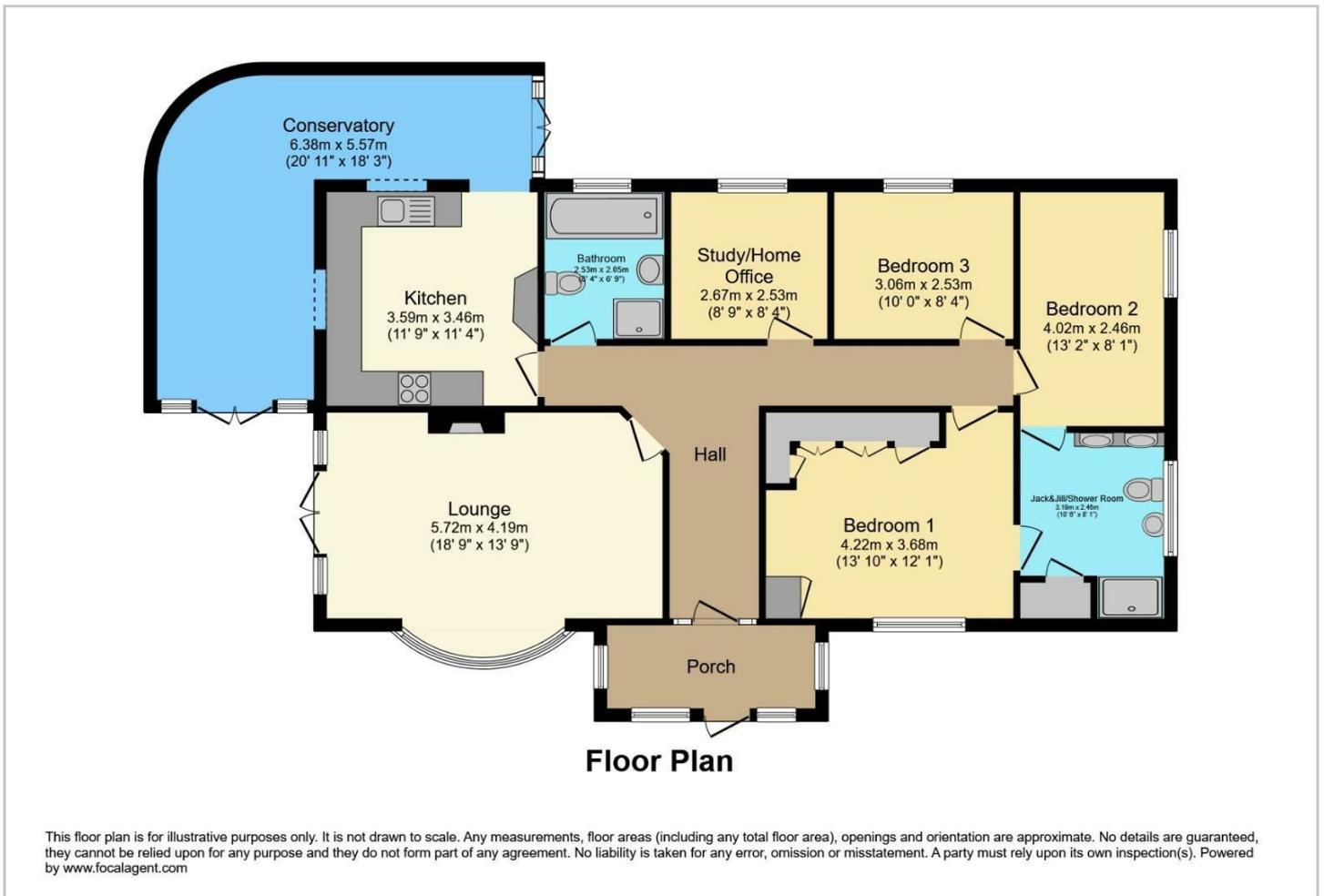
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.