

# ROYSTON & LUND



## Park Lane, Bonehill, Tamworth

£575,000

- Traditional Detached Home
- Open Plan Kitchen Dining Area with Bi-Fold Doors
- Integral Garage & Ample Block Paved Driveway to Front
- Council Tax Band D - EPC Rating C
- Four Good Sized Bedrooms
- Utility Room & Guests Cloaks
- Enclosed Rear Garden
- Living Room with Log Burner
- Family Bathroom & Ensuite to Master Bedroom
- Freehold

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# 7 Park Lane, Tamworth B78 3HY

Royston and Lund are delighted to present this immaculately presented 1930's traditional detached home, situated in the highly sought-after village of Bonehill.

Set behind a gated frontage, the property is approached via a block-paved driveway providing ample off-road parking, along with an integral garage and convenient side access to the rear garden.

The ground floor features wooden flooring throughout and offers a bright and airy living room with a charming bay window to the front and a log burner set within a stone hearth, creating a cosy focal point. Double doors open into a stunning extended open-plan kitchen and dining area, beautifully designed for modern living and entertaining, with bi-fold doors leading out to the rear garden. A separate utility room and guest cloakroom complete the ground floor accommodation.

To the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a stylish ensuite, featuring both a freestanding bath and a separate shower cubicle.

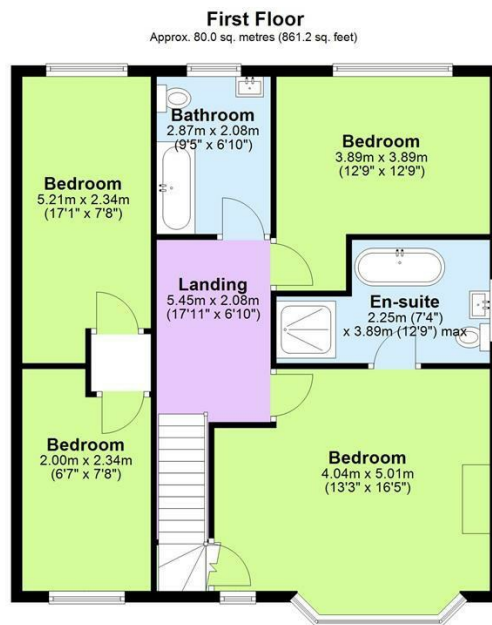
Bonehill enjoys a peaceful semi-rural setting while remaining within easy reach of Ventura Retail Park, Tamworth town centre, and the historic Tamworth Castle and its surrounding grounds. The area is well served by highly regarded schools, including The Rawlett School and St Leonard's Primary School. For commuters, there is excellent access to the A5 and M42, providing convenient links to Birmingham, Lichfield, and Sutton Coldfield.



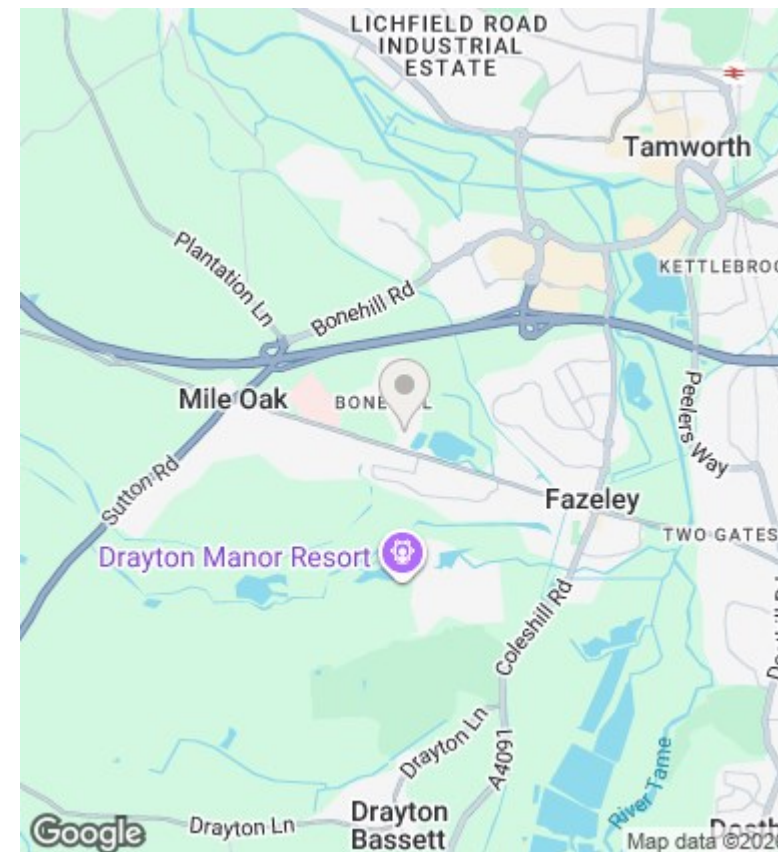
Council Tax Band: D







Total area: approx. 177.5 sq. metres (1910.8 sq. feet)



## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	