

ROYSTON & LUND



West Drive, Bonehill, Tamworth

Offers In The Region Of £380,000

- Detached Family Home
- Three Double Bedrooms
- Driveway
- Council Tax Band D
- Lounge with Dining Area
- Large Family Bathroom
- Gardens
- Downstairs WC
- Garage
- Freehold

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13 West Drive, Tamworth B78 3HR

Royston & Lund are offering for sale this three bedroom detached home which is located in the popular village of Bonehill with excellent commuting links and nearby amenities.

The ground floor consists of reception hallway with door off to WC, garage and living / dining room with door off to kitchen and store cupboard.

Upstairs the property benefits from three double bedrooms and large family bathroom.

Outside, the property boasts a single integral garage, driveway and lawned area to front and a private lawned rear garden with patio area.

Tamworth boasts excellent shopping options, from high-street stores in Ventura Retail Park to independent shops in the historic town centre. The town is well-served by leisure facilities, including the Tamworth Snowdome and for those seeking outdoor activities, Tamworth has numerous parks, including the beautiful Castle Grounds

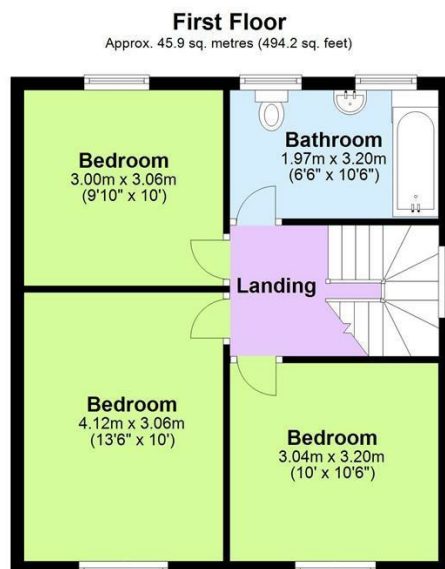
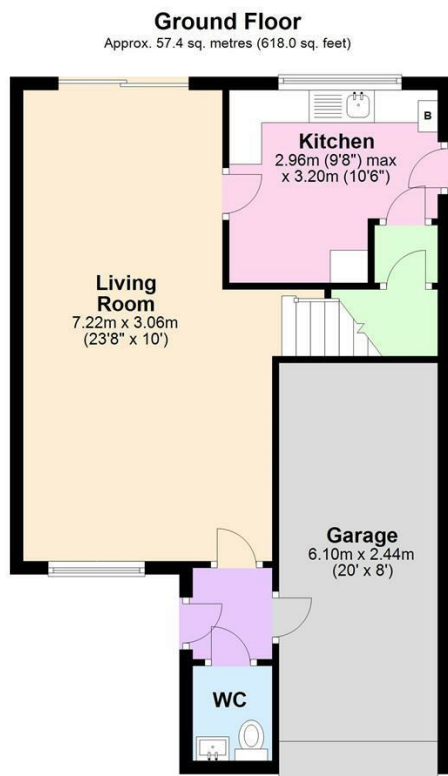
Viewing is highly recommended.



Council Tax Band: D







Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

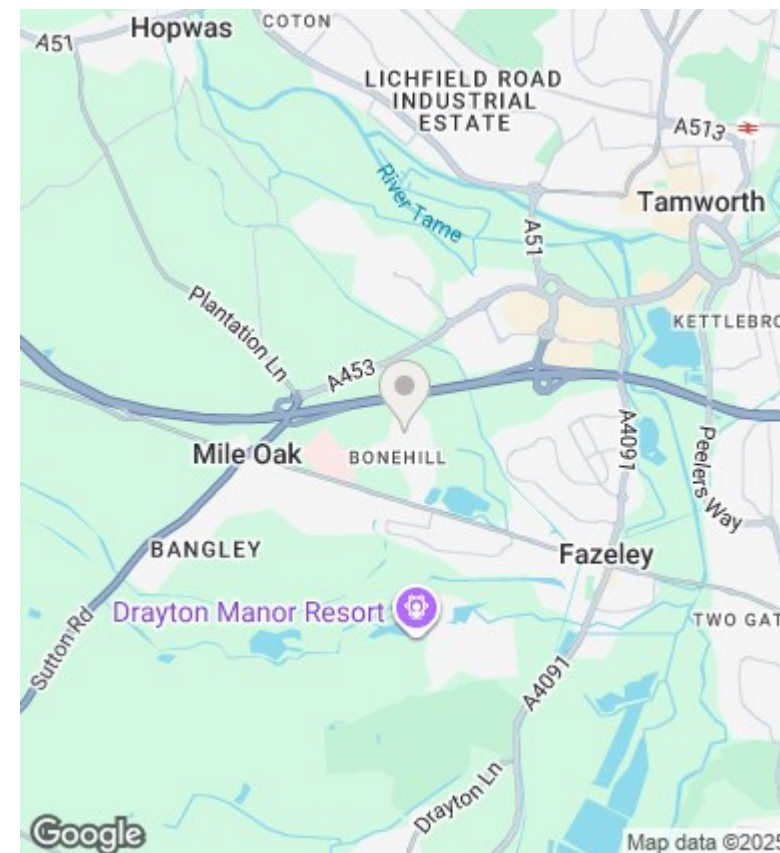
Plan produced using PlanUp.

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
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC