

# ROYSTON & LUND



## Bonehill Road, Tamworth

£339,950

- Traditional Style Semi-Detached with No Upward Chain
- Two Reception Rooms
- Good Sized Rear Garden
- Council Tax Band C - EPC Rating D
- Prime Location
- Fitted Kitchen with Separate Utility Room
- Off Road Parking and Garage
- Three Bedrooms
- Guests Cloaks
- Freehold

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## 6 Bonehill Road, Tamworth B78 3HQ

Royston & Lund are delighted to present this attractive, traditionally styled semi-detached home, ideally situated within easy walking distance of Tamworth town centre. The property benefits from excellent transport links, with convenient access to the A5 and M42, as well as the nearby train station and bus terminals. A wide range of retail, dining, and leisure facilities are close by, including the SnowDome, Tamworth Castle, and Ventura Retail Park.

This well-proportioned home offers generous accommodation arranged over two floors. The ground floor features two versatile reception rooms, perfect for both family living and entertaining, with French doors opening onto the rear garden. There is also a fitted kitchen, a separate utility room, and a convenient guest cloakroom.

Upstairs, the first floor comprises three well-sized bedrooms and a family bathroom.

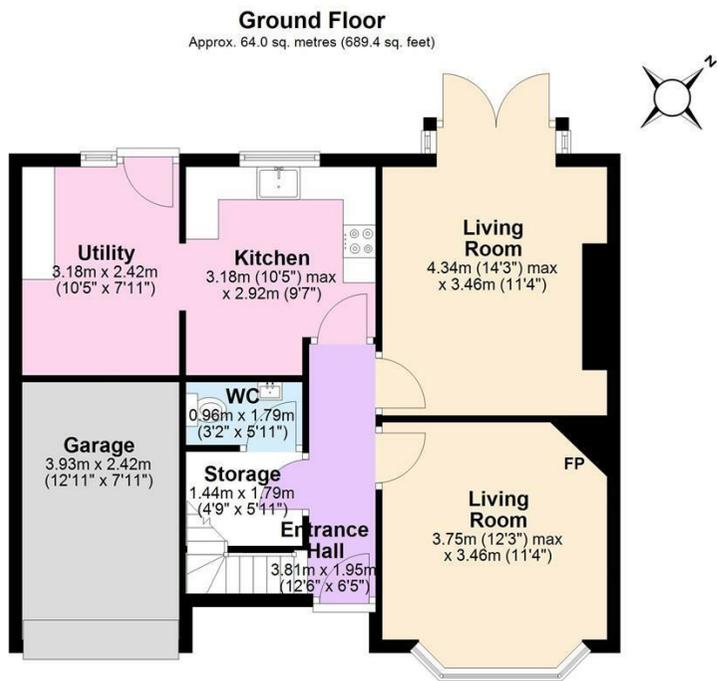
Externally, the property benefits from off-road parking to the front along with a garage. To the rear is a generously sized garden, providing excellent outdoor space. Additional features include UPVC double-glazed windows and gas-fired central heating, helping to ensure comfort and energy efficiency throughout the home.



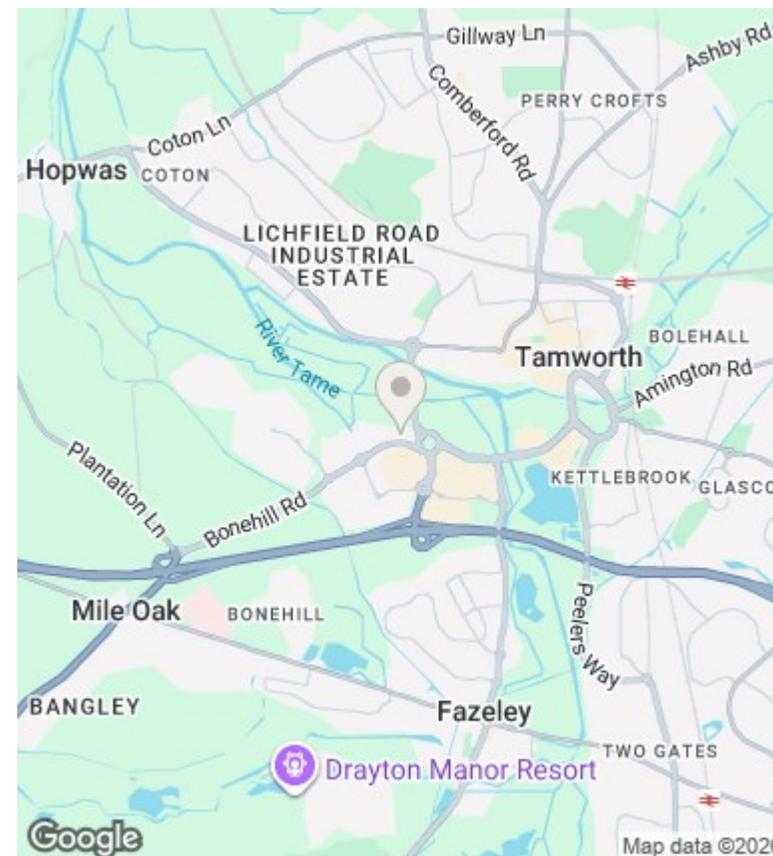
Council Tax Band: C







Total area: approx. 109.1 sq. metres (1174.2 sq. feet)



### Viewings

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

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	