

A.52697

A traditional semi-detached home within walking distance of Ventura Retail Park and Tamworth town centre and being known as:-

4 BONEHILL ROAD
TAMWORTH
B78 3HQ



The property is offered complete with:-

- * STORM PORCH
- * HALL
- * LOUNGE
- * SEP. DINING ROOM
- * KITCHEN
- * ENCLOSED REAR GARDEN WITH PATIO
- * NO UPWARD CHAIN
- * LANDING
- * THREE BEDROOMS
- * FAMILY BATHROOM
- * BLOCK PAVED PARKING TO FRONT
- * GARDEN TO FRONT
- * GAS FIRED C/HEATING
- * UPVC D/G WINDOWS

PURCHASE PRICE £274,500

TELEPHONE 01827 66686

www.caldersproperty.com

Calders Residential for themselves and for the vendors property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.
All statements contained in these particulars as to this property are made without responsibility on the part of Calders Residential for the vendors. None of the statements contained within these particulars as to this property are to be relied upon as statement or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Calders Residential nor any person in their employment to make or give, any representation or warranty in relation to this property.

1 Victoria Road, Tamworth
Staffordshire B79 7HL

email: enquiries@caldersproperty.com

PHOTO PAGE

4 BONEHILL ROAD TAMWORTH B78 3HQ



NAME PLATE



GARDEN



VIEW FROM BEDROOM 1



HALL



DINING ROOM



LOUNGE

PHOTO PAGE

4 BONEHILL ROAD TAMWORTH B78 3HQ



LANDING



BATHROOM



BEDROOM 1



BEDROOM 2



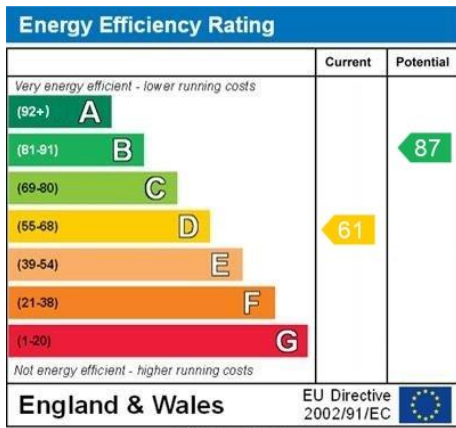
BEDROOM 3

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CALDERS- BONEHILL ROAD TAMWORTH B78 3HQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are delighted to offer for sale this traditional semi-detached home offered with vacant possession with no upward chain situated in a most convenient location within walking distance of Ventura Retail Park and Tamworth town centre. The home enjoys two reception rooms and a kitchen to the ground floor together with three bedrooms and a bathroom to the first floor. The property benefits from UPVC double glazed windows and gas fired central heating.

In greater detail the property comprises:-

ON THE GROUND FLOOR

STORM PORCH: with tiled floor.

HALL: with stairs off to the first floor with side window, central heating control, stripped pine doors off to all rooms.

LOUNGE: 10'8" x 14'7" (3.25M x 4.44M) enjoying a French door and large window to the rear garden, central heating radiator, ceiling light point, t.v. aerial point.

DINING ROOM: 10'6" x 11'2" (3.2M x 3.4M) with a window to the front, central heating radiator, ceiling light point, t.v. aerial point.

KITCHEN: 13'10" x 7'2" (4.21M x 2.18M) a generous kitchen fitted with a range of shaker style kitchen furniture finished in cream with block work surfaces over, chrome bar door furniture, base and wall cupboards, stainless steel single drainer sink unit with mono block mixer tap, electric fitted oven with gas hob above and stainless steel hood over, ceramic tiled splash to the prone areas, plumbing for an automatic washing machine, ceiling light point, central heating radiator, understairs storage cupboard, window to the side and rear, door to the side.

ON THE FIRST FLOOR

LANDING: with stairs leading from the ground floor with window to the side, stripped pine doors off, ceiling light point.

BEDROOM 1: 10'10" x 14'8" (3.3M x 4.47M) with a window to the rear, ceiling light point, central heating radiator.

BEDROOM 2: 10'4" x 11'3" (3.15M x 3.43M) with a window to the front, ceiling light point, central heating radiator.

BEDROOM 3: 10'10" x 7'4" (3.3M x 2.23M) a generous third room enjoying a window overlooking the rear garden, central heating radiator, ceiling light point.

BATHROOM: 6'7" x 6' (2M x 1.83M) with a white suite to comprise of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with lever taps and low flush w.c., ceramic tiling to the shower area, central heating radiator, ceiling light point, vaulted ceiling, obscure glazed window to the front.

To the front of the property there is a garden with lawn and hedge and pedestrian gated access to the side. There is a large block paved driveway providing off street parking for two cars.

To the rear of the property there is an enclosed rear garden with full width block paved patio area, side path with lawns, beds and borders. There is a garden shed at the rear of the garden.

GENERAL INFORMATION

1. TENURE
We understand the property is freehold. (We would advise prospective purchasers to make their own enquiries to the sellers solicitors prior to exchange of contracts.)
2. LOCAL AUTHORITY
Tamworth Borough Council,
Marmion House, Lichfield Street, Tamworth.
3. COUNCIL TAX
We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Government Web Site at www.tax.service.gov.uk/check-council-tax-band).
4. FIXTURES & FITTINGS
As per these sales details.
5. SERVICES
We understand that all mains services are available to the property. (We would advise prospective purchasers to make their own enquiries as to the availability and suitability of any connection with this property with the relevant service provider prior to exchange of contracts.)
6. VIEWING ARRANGEMENTS
By prior appointment with Calders Residential on (01827) 66686.
7. FURTHER INFORMATION
Please note that the agents have not tested the heating system or any appliance within this property and purchasers should make their own enquiries and inspections.

Please note that items shown within the photographs are not necessarily included within the sale.

THE CALDERS RESIDENTIAL HOME LOAN SERVICE

Instant access to the above service is freely given to all vendors and purchasers. Our Home Loans Service guarantees professional advice and assistance on all aspects of property, finance and purchase. Our objective is to ensure that vendors and purchasers benefit from the very best terms that the mortgage market has to offer.

We aim to give value to all our clients from the first time buyer to established purchasers looking for tax efficiency in their mortgage solution.

For your **FREE ADVICE** that can save you a fortune contact **US ON (01827) 66686 NOW!!!**

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

Once you find the property you wish to acquire you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural defects and would advise any interested party to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as heating systems) are in working order and would advise these are checked. You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the vendors what items (for example fixtures and fittings) will be included in the sale.

In addition to the above please read the printed additional guidance on the bottom of the front page.

Please note your home is at risk if you do not keep up payments on your mortgage or other loans secured on it.

CALDER S

Residential



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