


# 56 Park Lane

| B78 3HZ | Offers In The Region Of £375,000

ROYSTON & LUND

- Three Bedroom Semi Detached
- Modern Contemporary Design
- Ample Off Street Parking With Five Bar Gate
- Close By To Numerous Amenities
- EPC Rating - D
- Character Features
- High Quality Fixtures And Fittings
- Private Rear Patioed Garden
- Excellent Transport Links
- Freehold - Council Tax Band - D

















Royston and Lund are delighted to bring to the market this spacious, high-quality three-bedroom semi-detached family home located in Bonehill, Tamworth. This particular property boasts high-quality fixtures and fittings, quirky features and a modern contemporary design. Situated close to numerous amenities such as local shops and pubs, not to mention an array of highly regarded local schools and excellent transport links.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, presenting ample space for dining and entertaining guests whilst providing access to the rear garden. Off to the right-hand side is the living room, showcasing a feature log burner and dual-aspect windows to the front, along with French doors to the rear.

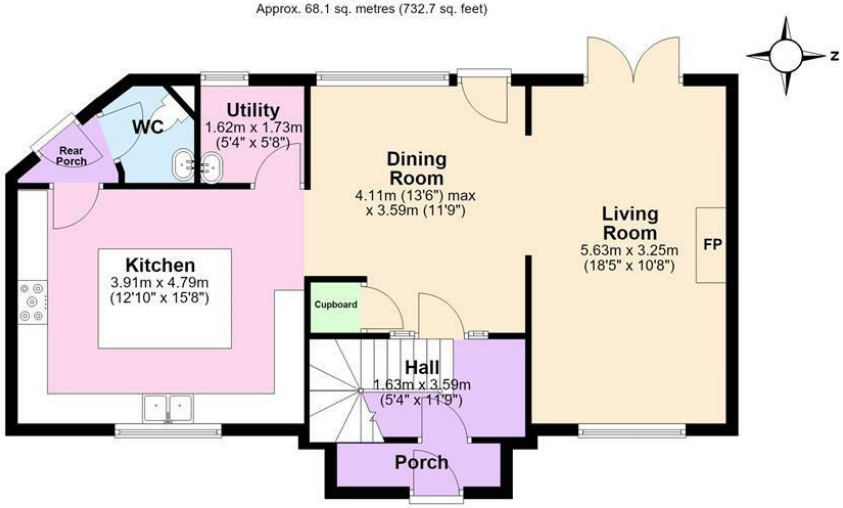
The kitchen boasts a stunning design with granite worktops to the counters and island, high-quality base and wall units housing integrated appliances, including a beautiful range-style cooker and hob, and twin Belfast sinks. Off the kitchen is the utility room and a ground floor WC.

To the first floor, there are three well-proportioned double bedrooms. The master bedroom benefits from its own en-suite shower room. The remaining two bedrooms share a spacious bathroom with all the fittings in place to finish it to your own specification.

To the front of the property, there is ample off-street parking via a spacious double driveway accommodating several cars, with a lush lawn area to the right-hand side. To the rear, you will find a low-maintenance courtyard-style garden featuring a block-paved patio and decking, creating the perfect space for outdoor seating and/or alfresco dining.

## Ground Floor

Approx. 68.1 sq. metres (732.7 sq. feet)




## First Floor

Approx. 63.4 sq. metres (682.4 sq. feet)



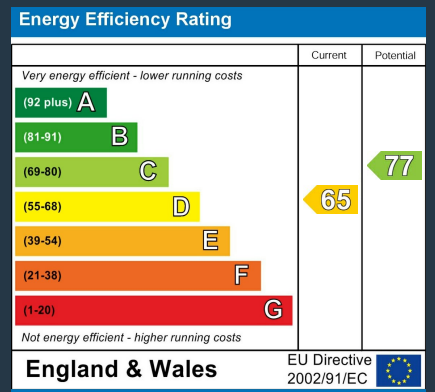

Total area: approx. 131.5 sq. metres (1415.1 sq. feet)

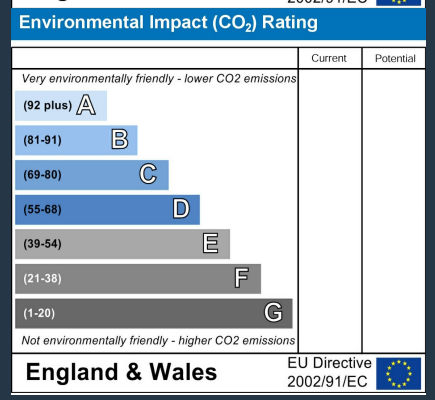
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

## EPC




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