



Park Lane, Tamworth, B78

£310,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Tamworth.

Key features:

- One of the most sought after locations in Tamworth
- Cosy rear snug area
- Loft room with toilet
- Wood burning stove
- Three double rooms
- Downstairs toilet and utility

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band C (£1437.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



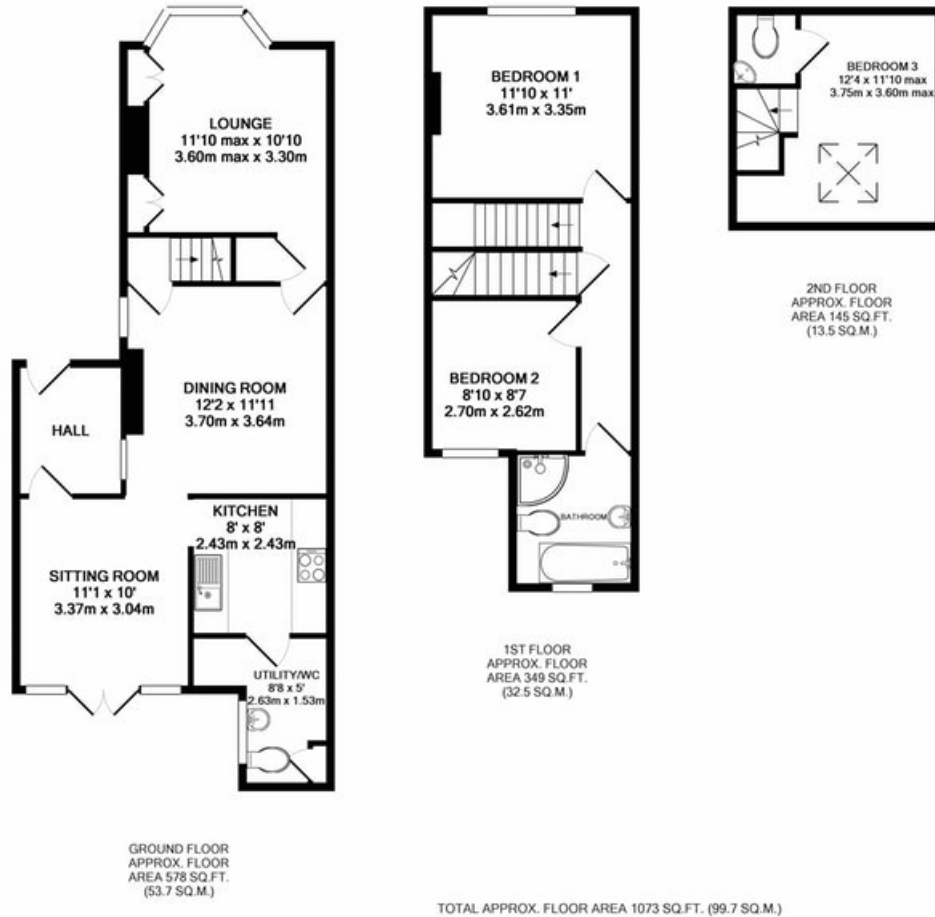
****GUIDE PRICE: £310,000 - £320,000****

HouseSimple are pleased to offer this very well presented and spacious three bedroom semi-detached home located in a popular and sought after residential hamlet location in Bonehill, near Tamworth, Staffordshire. Property is Freehold.

The well maintained property comprises porch entrance, open plan snug / kitchen, utility / cloakroom, storage cupboard, dining room and spacious lounge to the ground floor. The first floor offers, two double bedrooms and a family bathroom. The second floor is a third double bedroom loft conversion with office work area and toilet. To the front of the property is gravel and block paved driveway offering off road parking for two cars. The landscaped secluded walled rear garden has gravel areas with planted borders, sun patio seating areas and garden storage area with two sheds. The property is to be sold including carpets, curtains and blinds. See Floor Plan for room sizes.

The well appointed and extended property is located in a pleasant semi-rural position adjoining open countryside and yet is within easy reach of Birmingham City Centre approximately ten miles miles and regular bus and train services are within close proximity which travels to Tamworth town centre. Easy road links are available M42 Junction 10 leading to the M40, M5 and M6 motorways, also the N.E.C., Birmingham International Airport and Railway Station, and Convention Centre are all within easy access.

Floor plan:



TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.7 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

31, Park Lane, Bonehill, TAMWORTH, B78 3HY

Dwelling type: Semi-detached house	Reference number: 8131-6224-4160-2479-5996
Date of assessment: 11 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 April 2019	Total floor area: 112 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,648
Over 3 years you could save	£ 672

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 222 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 672 over 3 years </div>
Heating	£ 3,000 over 3 years	£ 2,538 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
Totals	£ 3,648	£ 2,976	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">58</td> <td style="text-align: center; font-size: 2em;">74</td> </tr> </table>	Current	Potential	58	74	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
58	74					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 366
2 Floor insulation (suspended floor)	£800 - £1,200	£ 108
3 Low energy lighting for all fixed outlets	£30	£ 99

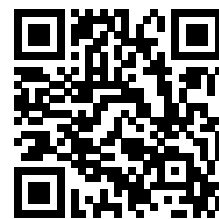
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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