



Kettlebrook Road

Kettlebrook, Tamworth, Staffordshire, B77 1BL

Offers Over £76,000

Property Features

- Ground Floor Retirement Apartment
- Entrance Hall
- Spacious Lounge
- Fitted Kitchen
- Bedroom with Built-In Wardrobe
- Bathroom
- One Allocated Car Parking Space
- Electric Heating
- UPVC Double Glazing
- OVER 60'S ONLY

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this private ground floor apartment located within this retirement development for over 60's only, close to shopping amenities and commuter links. The property benefits from both electric heating and UPVC double glazing, with accommodation briefly comprising: entrance hall, spacious lounge, fitted kitchen, bedroom with built-in wardrobe, bathroom, one allocated car parking space. Internal viewing is highly recommended.

This charming one bedroom ground floor apartment is conveniently located within walking distance from all essential amenities and benefits from its allocated car parking space which can be found in the residents car park, with the front entrance door accessed via a secluded entrance, with security intercom system positioned before the front door.

ENTRANCE HALL

Accessed via the secure UPVC front entrance door and having an intercom entrance facility, ceiling light point, wall mounted 'Creda' electric heater, door into the airing cupboard enclosing the insulated hot water tank and towel shelving unit, door into:

LOUNGE

16' 4" x 9' 9" (4.98m x 2.97m)

The spacious lounge has a UPVC double glazed window overlooking the front aspect, ceiling light point with feature ceiling rose surround, wall mounted 'Creda' electric heater, wall sockets, TV connection point, telephone connection point (subject to regulations), fire display decorative mantle with marble backdrop and marble hearth, ample floor space for free standing lounge furniture, door into:



FITTED KITCHEN

9' 8" x 5' 7" (2.95m x 1.7m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, built-in oven with four ring 'Indesit' hob and tiled splashback, matching range of wall units offering further storage space, complementary tiled surround, wall sockets, inset stainless steel sink and drainer unit with hot and cold mixer tap over, fitted shelving units, ceiling light point, extractor fan, newly laid wood grain effect flooring.



BEDROOM

12' 8" x 8' 9" (3.86m x 2.67m)

Offering floor space for a free standing double bed and having UPVC double glazed window to the front aspect, ceiling light point, wall sockets, wall mounted electric heater, telephone connection point (subject to regulations), door into the built-in wardrobe enclosing hanging rails and shelving unit.



BATHROOM

5' 7" x 6' 6" (1.7m x 1.98m)

With a matching suite comprising of a WC, pedestal hand wash basin with hot and cold taps over and tiled splashback, panelled bath with hot and cold taps, tiled surround and 'Aquatronic' shower fitment above with fitted curtain rail, extractor fan, ceiling light point, wall mounted electric 'Dimplex' heater, wood grain effect flooring.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



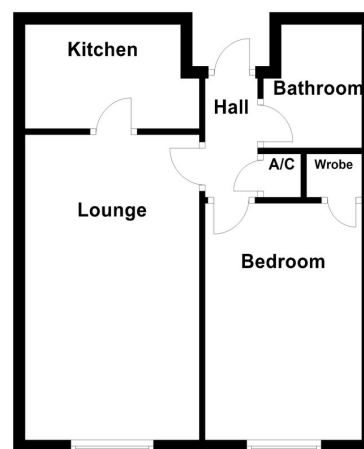
TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £1,915.60 and approximately 990 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements