



Marina View

Fazeley, Tamworth, Staffordshire, B78 3BF

Offers In Excess Of £140,000

Property Features

- Attractive Apartment
- Through Entrance Hall
- Lounge
- Fitted Kitchen
- Bedroom One with En-suite
- Second Bedroom
- Bathroom
- Private Courtyard Garden
- No Onward Chain
- Allocated Car Parking Space

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this attractive apartment located in this enviable ground floor position upon this modern residential development. The property benefits from UPVC double glazing, gas fired central heating and no onward chain, with accommodation comprising: through entrance hall, lounge, fitted kitchen, bedroom one with en-suite, second bedroom, bathroom, private courtyard garden. Internal viewing is considered essential to avoid disappointment.

Situated in the modern development of Marina View, this wonderful two bedroom ground floor apartment is conveniently located only a short walk away from Ventura Park and its shopping amenities, communal links and local schooling, with the property positioned to the rear block and benefiting from open views to the rear across the communal gardens. The property has an allocated car parking space, along with a number of visitor spaces available.

COMMUNAL HALLWAY

Accessed via the secure front entrance door, the communal hallway has automatic ceiling light points, internal letter boxes, inset brushed doormat, door to the ground floor apartments, door leading to stairs to apartments above.

THROUGH HALL

Having a ceiling light point, radiator, wall socket, secure front entrance door, security intercom system, door into the storage cupboard enclosing shelving unit, wood grain effect flooring, two ceiling light points, door into:



LOUNGE

16' 1" x 9' 9" (4.9m x 2.97m)

Offering a superb outlook across the communal gardens and tree lined brook through the UPVC double glazed window, the lounge has two ceiling light points, two radiators, wall sockets, telephone connection point (subject to regulations), TV connection point, wall mounted electric fire display, ample floor space for free standing lounge furniture, open access to:



FITTED KITCHEN

9' 7" x 6' 6" (2.92m x 1.98m)

With a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for free standing fridge/freezer, built-in 'Indesit' oven with four ring gas hob, tiled splashback and 'Whirlpool' extractor hood over, roll top working surfaces, inset sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, housing for the 'Potterton' boiler, obscure UPVC double glazed window to the side, ceiling light point, water resistant tile effect flooring.



BEDROOM ONE

10' 4" x 15' 1" (3.15m x 4.6m)

With two ceiling light points, radiator, wall socket, superb floor space for free standing bedroom furniture, UPVC double glazed French doors opening out to the private courtyard garden, door into:

EN-SUITE

5' 3" x 6' 1" (1.6m x 1.85m)

This matching white suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold taps over and tiled splashback, corner shower unit with waterfall shower head, enclosing ceiling to floor tiled surround, glass side screen and glass door, ceiling light point, radiator, water resistant flooring.



BEDROOM TWO

9' 8" x 6' 9" (2.95m x 2.06m)

With a UPVC double glazed window to the side, ceiling light point, radiator, wall socket, door into the airing cupboard enclosing hot water system.



BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

This white suite comprises of a panelled bath with hot and cold mixer tap over and attached shower fitment, half tiled surround, close coupled WC, pedestal hand wash basin with hot and cold taps over and tiled splashback, ceiling light point, extractor fan, radiator, tile effect water resistant flooring.

OUTSIDE

COMMUNAL GARDENS

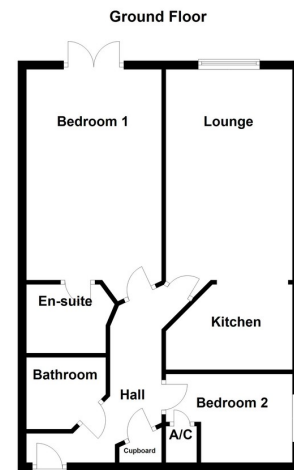
The apartment is located at the rear of the development and benefits from the open outlook across the communal gardens and adjacent brooks, which provide a wealth of mature trees, shrubbery and evergreens, and useable outdoor living space.

TENURE

We have been advised that this property is leasehold, however we have not inspected a copy of the lease, prospective buyers are advised to verify the position with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on 01827 311412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 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