



## Barcliffe Avenue

Glascote, Tamworth, Staffordshire, B77 2BN

£169,950

# Property Features

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- Superb Ground Floor Apartment
- Secure Communal Entrance
- Reception Hallway
- Superb Open Plan Living Room/Fitted Kitchen
- Two Bedrooms
- Luxury Shower Room
- Communal Gardens
- Allocated Parking
- Ideal First Time Buyer or Investment Purchase

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this superb ground floor apartment situated within this highly desirable purpose built gated development. The property has benefits to include UPVC double glazing and electric heating, with accommodation in brief comprising: secure communal entrance, reception hallway, superb open plan living room/fitted kitchen, two bedrooms, luxury shower room, communal gardens, allocated parking, and being an ideal first time buyer or investment purchase with internal viewing strongly recommended.

This superb apartment is set within well maintained communal gardens, and has a gated entrance with gravel driveway and well maintained secure communal entrance providing access to the apartment itself.

### RECEPTION HALLWAY

Having security front door, ceiling downlighters, intercom answerphone, electric heater, built-in airing cupboard, further built-in storage cupboard, laminate flooring and doors to:

### OPEN PLAN LOUNGE/FITTED KITCHEN

19' 7" x 14' 4" (5.97m x 4.37m)

This spacious well presented open plan room has a living room area with two UPVC double glazed windows to the front, ceiling downlighters, two electric heaters, laminate flooring, with the kitchen area being fitted with a range of matching base units and drawers with oak working surfaces over to include breakfast bar, and having glass splashbacks, under-counter stainless steel sink unit with hot and cold mixer tap, built-in oven and four ring hob with glass splashback and extractor hood over, integrated dishwasher, integrated fridge, integrated washing machine, ceiling downlighters, tiling to floor, UPVC double glazed window to



the side.

#### BEDROOM ONE

9' 10" x 11' 5" (3m x 3.48m)

Bedroom one has a fitted double wardrobe, UPVC double glazed window, ceiling downlighters, newly fitted carpet, electric heater.

#### BEDROOM TWO

8' 1" x 6' 3" (2.46m x 1.91m)

With ceiling downlighters, UPVC double glazed window, newly fitted carpet, electric heater.

#### SHOWER ROOM

6' 2" x 10' 1" (1.88m x 3.07m)

This wet room inspired shower room has mosaic floor tiles and full height wall tiling, automatic lighting, chrome shower fitment, wall hung WC and wall hung wash hand basin set in vanity unit with mirror over, electric shaver point, chrome coloured heated towel rail, obscure UPVC double glazed window.

#### OUTSIDE

#### PARKING

Externally the property has a gated entrance, gravel driveway and communal gardens, and there is one allocated car parking space.

#### 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.

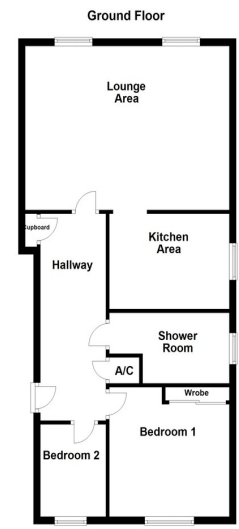
#### TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £1058 and approximately 116 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 01827 311412





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	72   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