



Sharpe Street  
Amington, Tamworth, Staffordshire, B77 3HY

Offers In Excess Of £110,000

# Property Features

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- Attractive First Floor Apartment
- Communal Hall
- Through Hallway
- Lounge/Dining Area
- Fitted Kitchen
- Double Bedroom
- Fitted Bathroom
- Private Courtyard Garden
- Two Allocated Parking Spaces
- No Chain

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this attractive first floor apartment situated in this small and unique development located in this popular part of Amington. The apartment, which is sold with no chain, benefits from electric heating and UPVC double glazing, with the accommodation briefly comprising: communal hall, through hallway, lounge/dining area, fitted kitchen, double bedroom, fitted bathroom, courtyard garden, two allocated parking spaces. Early internal viewing is considered essential.

This well appointed first floor one bedroom apartment presents a unique opportunity to purchase a freehold apartment within this small development of only three apartments. To the fore is a block paved driveway with access to the allocated parking spaces, along with access to the communal hall front entrance door.

### COMMUNAL HALLWAY

Having a glazed front entrance door with matching side screens, tiled flooring, wall light point, door to the rear, staircase to the first floor.

### THROUGH ENTRANCE HALL

Having front entrance door, two UPVC double glazed windows to the rear, ceiling light point, loft hatch access, door into the storage cupboard enclosing cloak hooks, door into:



## LOUNGE/DINING AREA

15' 4" x 9' 6" (4.67m x 2.9m)

This dual aspect room has UPVC double glazed windows to both the front and rear, two ceiling light points, wall mounted electric fire display, wall socket, wall mounted 'Dimplex' electric heater, TV connection point, ample floor space for free standing furniture, door into:

## FITTED KITCHEN

5' 11" x 8' 2" (1.8m x 2.49m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for under-counter fridge, built-in oven with four ring hob and tiled splashback, roll top working surfaces with inset sink and drainer unit with hot and cold mixer tap over, panelled surround, matching range of wall units offering further storage space, UPVC double glazed window to the front, door into the storage cupboard enclosing shelving units, ceiling light point, wall sockets, water resistant wood grain effect flooring.

## BEDROOM

10' 3" x 9' 5" (3.12m x 2.87m)

The double bedroom provides ample floor space for free standing double bed and recess for free standing wardrobe, with the room itself having a UPVC double glazed window to the front aspect, ceiling light point, wall mounted 'Dimplex' electric heater, wall socket.

## BATHROOM

5' 11" x 5' 6" (1.8m x 1.68m)

With a matching suite comprising of a close coupled WC, hand wash basin with hot and cold waterfall mixer tap over and toiletry storage beneath, panelled bath with hot and cold mixer tap over and 'Triton' electric shower fitment over, PVCU cladded surround and glass side screen, ceiling light point, wall mounted electric heater, extractor fan, shaver socket, water resistant wood grain effect flooring.

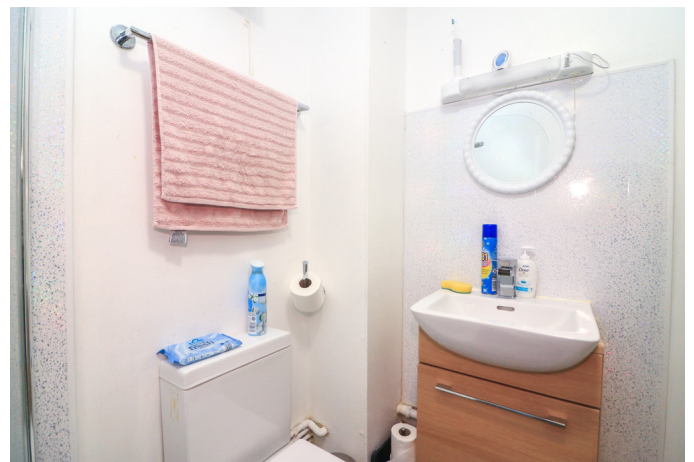
## OUTSIDE

### PRIVATE COURTYARD GARDEN

Situated at the rear of the development, the enclosed and private courtyard garden area has a walled surround, bark chipped border and patio for outdoor seating space.

### PARKING

There are two allocated parking spaces.



## 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

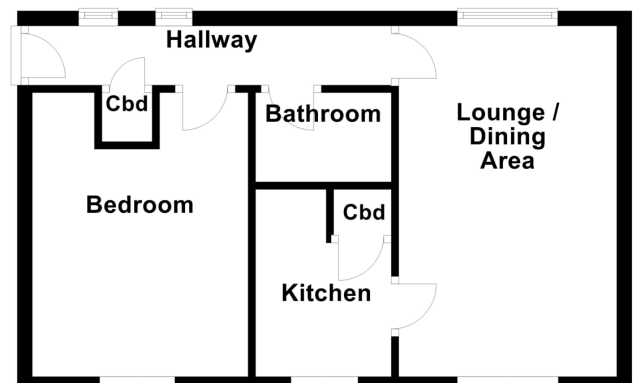
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## 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		75   C
55-68	D	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