



Exeter Drive

Tame Meadow, Tamworth, Staffordshire, B79 7YQ

£119,950

Property Features

- First Floor Apartment in Popular Location
- No Upward Chain
- Entrance Hall
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Two Allocated Parking Spaces
- Double Glazing and Electric Heating
- Viewing Strongly Recommended

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this first floor apartment location in this sought after popular residential development and offered with no upward chain. The property benefits from double glazing and electric heating, with accommodation comprising: entrance hall, lounge, fitted kitchen, two bedrooms, bathroom, two allocated car parking spaces. Internal viewing is strongly recommended.

This two bedroom first floor apartment is located only a short distance away from local schooling, shopping amenities and commuter links. The front entrance is accessed via the well kept communal hallway with courtesy lighting and staircase off to the floors above, with the property itself having secure front entrance door and security intercom system.

THROUGH ENTRANCE HALL

Accessed via the secure front entrance door and having a ceiling light point, security intercom system, wall mounted electric heater, wall socket, door into the landing storage cupboard enclosing shelving unit, door into

FITTED KITCHEN

10' 6" x 6' 0" (3.2m x 1.83m)

With a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, built-in 'Logik' oven with four ring hob, tiled splashback and extractor hood over, roll top working surfaces, inset stainless steel 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, UPVC double glazed window to the front aspect, ceiling light point, wall mounted electric 'Dimplex' heater, modern wood grain effect water resistant flooring.



LOUNGE

12' 9" x 11' 1" (3.89m x 3.38m)

The well proportioned lounge is positioned to the front of the property and has a UPVC double glazed window overlooking the front aspect, ample floor space for free standing lounge furniture, quality wood grain effect flooring, ceiling light point, electric heater, wall socket, TV connection point, free standing electric fire with marble hearth.



BEDROOM ONE

8' 5" x 10' 10" (2.57m x 3.3m)

The double master bedroom has a ceiling light point with fan fitment attached, UPVC double glazed window to the rear, wall mounted electric heater, wall socket, built-in wardrobe with shelving unit, hanging rail and twin mirror fronted sliding doors.



BEDROOM TWO

8' 5" x 9' 6" (2.57m x 2.9m)

Again offering a built-in wardrobe with hanging rail, shelving unit and twin mirror fronted sliding doors, ceiling light point, wall mounted electric heater, wall socket, UPVC double glazed window to the rear.

BATHROOM

6' 1" x 7' 11" (1.85m x 2.41m)

The matching suite comprises of a pedestal hand wash basin with hot and cold taps over, WC, panelled bath with hot and cold taps and 'Triton' shower fitment above, half tiled surround, fitted shower curtain and rail, obscure UPVC double glazed window to the side, shaver socket, wall mounted 'Dimplex' heater, extractor fan, door into the airing cupboard enclosing the pre-lagged hot water tank and further storage, modern wood grain effect water resistant flooring.



OUTSIDE

PARKING

The property has two allocated car 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.

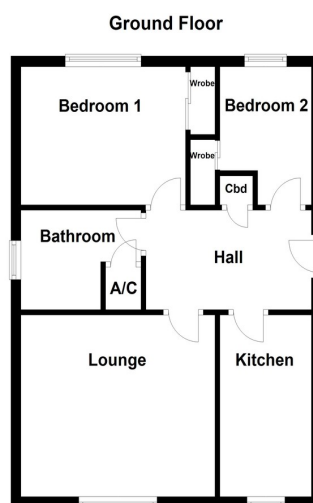


TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £1,053.50 and approximately 74 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.



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 and 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