



Balfour
Tamworth, B79 7BQ

£85,000

Property Features

- Town Centre Flat
- Allocated Parking
- Lounge
- 10th Floor Flat
- Fitted Kitchen
- Viewing Considered Essential
- Two Bedrooms
-
- Family Bathroom
-

Full Description

Taylor Cole Estate Agents offer for sale 10th Floor flat located close to the town centre. The property has benefits to include UPVC double glazing and electric heating, with accommodation briefly comprising reception hallway, living room, kitchen, two bedrooms and shower room. The property does require updating and re-decoration and would be an ideal investment purchase.

This 10th Floor flat occupies a convenient town centre position with views over both Tamworth castle and St Editha's Parish Church. Located on the 10th Floor and has secure communal entrance.

RECEPTION HALLWAY

With solid wood front door, built in airing cupboard housing the hot water tank, two ceiling light points, 'Creda' electric heater, built in storage cupboard and doors to;

LOUNGE

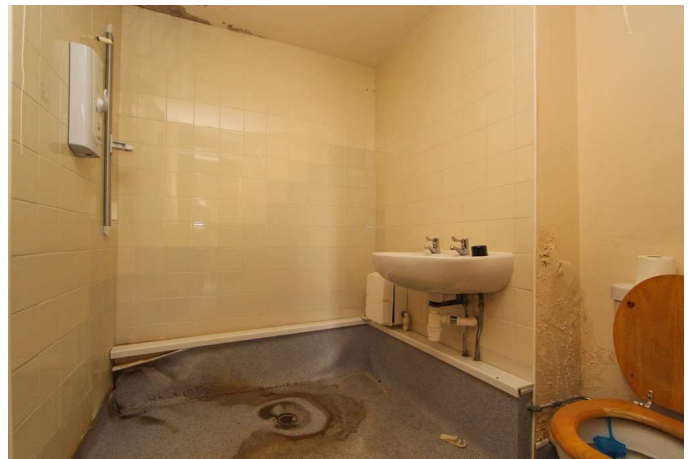
13' 7" x 13' 5" (4.15m x 4.11m)

The spacious living room has a UPVC double glazed window, UPVC double glazed door leading out onto the balcony, two ceiling light points, two 'Creda' electric heaters and door to;

KITCHEN

11' 2" x 6' 11" (3.41m x 2.13m)

With a range of base units and draws with roll top working surfaces over and tiling surround, and in-set single drainer stainless steel sink with hot and cold mixer tap over, unit additional wall cupboards, UPVC double glazed window and built in cupboard.



BEDROOM ONE

13' 3" x 8' 9" (4.05m x 2.67m)

Having UPVC double glazed window, ceiling light point and 'Creda' electric heater where specified.

BEDROOM TWO

13' 3" x 6' 1" (4.05m x 1.86m)

With a UPVC double glazed window, ceiling light point, 'Creda' electric heater where specified.

SHOWER ROOM

With a WC and a hand wash basin

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.

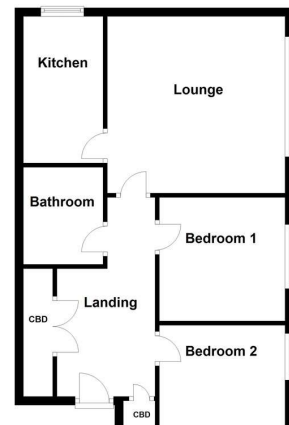
TENURE

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

VIEWINGS

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		82 B
69-80	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