



Quarry Hill

Wilnecote, Tamworth, , B77 5DA

£149,950

Property Features

- Immaculately Presented Ground Floor Apartment
- Reception Hallway
- Open Plan Lounge Area
- Fitted Kitchen with Dining Section
- Master Bedroom
- Second Bedroom
- Family Bathroom
- Allocated Parking
- Well Maintained Communal Grounds
- Ideal First Time Buyer or Investment Purchase

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and ground floor apartment situated within this highly desirable modern residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: secure communal entrance, reception hallway, open plan living accommodation which comprises of a newly refitted kitchen with dining section and lounge, master bedroom with wardrobe, second bedroom, bathroom, well maintained communal grounds, allocated car parking space. Internal viewing is considered essential.

This modern ground floor residence occupies an enviable position within this highly sought after block of apartments, which is only a short distance away from local schooling, commuter links and shopping amenities. The property itself is set within well maintained communal grounds, with a lawned area and a variety of evergreens and shrubbery, a free standing timber constructed storage area secludes resident's bins. The property has its own allocated car parking space, with a number of visitor spaces available, a block paved path provides access to the communal front entrance door with external courtesy lighting.

SECURE ENTRANCE HALL

Having an automatic light point, and door into:

THROUGH HALLWAY

Accessed via the secure front entrance door and having a radiator, ceiling light point, security intercom entrance, wall sockets, door into storage cupboard, and door into:



LOUNGE

12' 3" x 8' 4" (3.73m x 2.54m)

Having a ceiling light point, radiator, wall sockets, TV connection point, UPVC double glazed French doors opening out to a wrought iron 'Juliet' balcony, open aspect into:



KITCHEN/DINING AREA

14' 8" x 8' 2" (4.47m x 2.49m)

The superb kitchen has a matching range of base units with mat finished shaker fronted doors, recess and plumbing for washing machine, recess and plumbing for slimline dishwasher, integrated full height fridge/freezer, full height larder style cupboard positioned adjacent, built-in oven with four ring gas hob, tiled splashback and extractor hood over, roll top working surfaces with inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled upstands, matching range of wall units offering further storage space and housing for the 'Ideal' central heating boiler, UPVC double glazed window to the side, ceiling downlighters, radiator, wall sockets, ample floor space for free standing dining room table, luxury wood grain effect flooring.



MASTER BEDROOM

9' 1" x 13' 6" (2.77m x 4.11m)

This double bedroom has a ceiling light point, radiator, wall sockets, TV connection point, UPVC double glazed window to the front, built-in wardrobe offering hanging rail and shelving unit.

BEDROOM TWO

10' 0" x 6' 10" (3.05m x 2.08m)

The second bedroom has a ceiling light point, UPVC double glazed window to the front, radiator, wall sockets.



BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

This matching white suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, tiled splashback, panelled bath with hot and cold mixer tap and 'Mira' shower fitment over with tiled surround and glass side screen, ceiling downlighters, extractor fan, wall mounted shaver socket, wall mounted heated towel rail, luxury wood grain effect flooring.

COMMUNAL HALLWAY

This well maintained communal hallway has a secure double glazed front entrance door, intercom system adjacent, inset brushed doormat and automatic lighting, internal wall mounted letterboxes, staircase leading to floors above, door into apartment.

OUTSIDE

PARKING

The property has one allocated car parking space

ANTI MONEY LAUNDERING

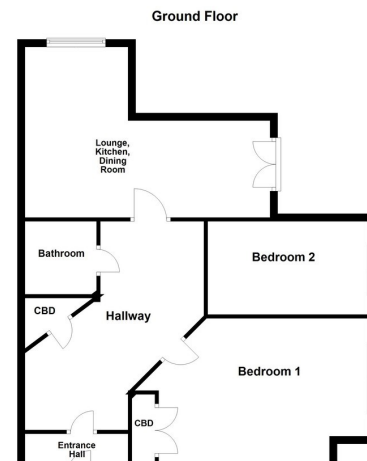
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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