



Albert Road

Tamworth, Staffordshire, B79 7JY

£139,950

# Property Features

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- Top Floor Apartment in Purpose Built Block
- Highly Desirable Town Centre Location
- Secure Communal Entrance
- Reception Hallway
- Two Bedrooms
- Bathroom
- Allocated Parking Space
- Ideal First Time Buyer or Investment Purchase
- Immediate Possession is Available

## Full Description

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Taylor Cole Estate Agents are delighted to offer for sale this top floor apartment situated within this highly desirable town centre location with accommodation briefly comprising of secure communal entrance, reception hallway, open plan lounge/fitted kitchen, two bedrooms and bathroom, allocated parking space and being an ideal first time buyer or investment purchase. Immediate possession is available and viewing is recommended.

This spacious third floor apartment is ideally located within walking distance to the town centre and train station and is set within this purpose built block with well maintained communal gardens. The apartment itself is approached via a well maintained secure communal entrance with automatic lighting and both stairs and a lift.

### RECEPTION HALLWAY

Having a solid wood front door, radiator, laminate flooring, intercom answer phone and door into the lounge.

### LOUNGE

14' 3" x 13' 7" (4.35m x 4.16m)

The spacious lounge has double glazed french doors with a Juliet balcony to front, ceiling down lighters and wall light points, two radiators, laminate flooring and open plan to kitchen.

### FITTED KITCHEN

8' 5" x 9' 10" (2.57m x 3.02m)

With a range of matching base units and draws with roll top working surfaces over with complimentary tiling surrounds and inset sink unit with hot and cold mixer tap over-set below a double glazed window with secondary glazing to rear.





There is a built in oven with matching four ring hob and extractor hood over and integrated fridge/freezer, built in automatic washing machine. Further matching full height larder style cupboard and additional range of matching wall mounted cupboards along with 'Baxi' central heating boiler, ceiling down lighters, extractor fan and laminate flooring.

#### BEDROOM ONE

13' 4" x 10' 4" (4.07m x 3.15m)

This double bedroom has a UPVC double glazed window, ceiling down lighters and two light points, radiator and laminate flooring.



#### BEDROOM TWO

9' 8" x 8' 3" (2.97m x 2.54m)

Bedroom two has a double glazed window with secondary glazing to rear, ceiling down lighters, radiator and laminate flooring.



#### BATHROOM

6' 4" x 8' 0" (1.95m x 2.45m)

Comprising of a white suite of panelled bath with chrome coloured shower fitment and side shower screen, close coupled WC and hand wash basin set in vanity unit, complimentary wall lighting, ceiling down lighters, extractor fan, electric shaver point, radiator, double glazed window and laminate flooring.



#### OUTSIDE

#### PARKING

The property has got one allocated 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, prospective buyers are advised to verify the position with their solicitor / legal representative.

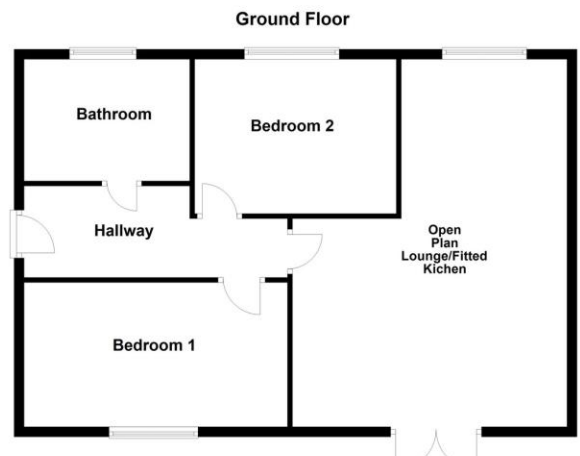


## LOCATION

This property is in a desirable town centre location, being in close proximity to both Tamworth train station and shopping amenities.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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