



Birchfield Close

Two Gates, Tamworth, Staffordshire, B77 1GY

Offers Over £150,000

Property Features

- Well Presented First Floor Apartment
- Communal Hallway
- Through Entrance Hall
- Spacious Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Attractive Communal Ground
- Modern Residential Development
- No Onward Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this well presented first floor apartment situated upon this modern residential development and offered with no onward chain. The property benefits from UPVC double glazing, gas fired central heating and one allocated car parking space, with the property itself briefly comprising: well maintained communal hallway, through entrance hall, spacious lounge, fitted kitchen, two double bedrooms, modern bathroom, attractive communal grounds. Early internal viewing is considered essential.

This spacious two bedroom first floor apartment enjoys an enviable position upon this highly regarded development with parking facilities to the rear, the front aspect providing access into the communal hallway.

COMMUNAL ENTRANCE

The well maintained communal entrance is accessed via the obscure front entrance door and has carpeted flooring, automatic lighting, stairs leading off to the floors above.

THROUGH ENTRANCE HALL

The welcoming through entrance hall has a UPVC double glazed window to the rear aspect, ceiling light point, two radiators, security intercom system, wall socket, telephone connection point (subject to regulations), newly laid carpets, door into the airing cupboard with enclosed radiator and shelving unit, doors to:



OPEN LOUNGE

16' 3" x 13' 11" (4.95m x 4.24m)

The stunning and spacious open lounge area boasts two UPVC double glazed windows overlooking the front aspect and the communal greenery, with the room itself having ample floor space for free standing lounge furniture, ceiling light point, ceiling downlighter, two radiators, wall sockets, TV connection point, telephone connection point (subject to regulations), newly laid carpeted flooring, door into storage cupboard offering superb storage space, open aspect to:



FITTED KITCHEN

6' 4" x 11' 3" (1.93m x 3.43m)

The open fitted kitchen provides a matching range of base units and drawers with integrated 'Hoover' dishwasher, recess and plumbing for washing machine, complementary fitted wine rack, recess and point for free standing fridge/freezer, built-in 'Indesit' oven with four ring gas hob, stainless steel splashback and extractor hood over, roll top working surfaces with matching up-stands, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, housing for the 'Glowworm' combination boiler, inset stainless steel sink with hot and cold mixer tap over and drainer board adjacent, ceiling light point, quality wood grain effect flooring.



BEDROOM ONE

14' 1" x 10' 0" (4.29m x 3.05m)

The double master bedroom has a UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets, TV connection point, newly laid carpeted flooring.

BEDROOM TWO

10' 1" x 9' 6" (3.07m x 2.9m)

Again being a double bedroom and having a ceiling light point, wall socket, radiator, UPVC double glazed window to the front aspect, newly laid carpeted flooring.



BATHROOM

5' 8" x 6' 4" (1.73m x 1.93m)

This modern 'Porcelanosa' suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, panelled bath with hot and cold mixer tap and shower fitment above, tiled and aquaboarding surround, glass side screen, ceiling light point, extractor fan, obscure UPVC double glazed window to the rear, radiator, modern wood grain effect water resistant flooring.



ANTI MONEY LAUNDERING

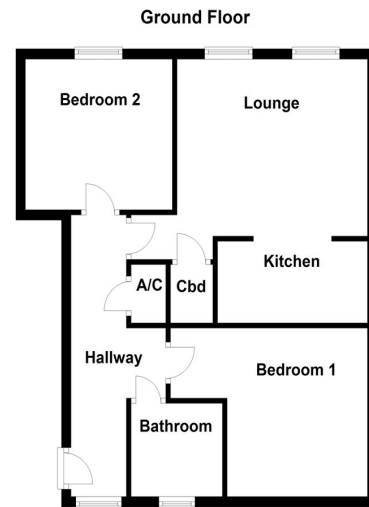
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of £1,250 and approximately 110 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	81 B
69-80	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