



Lichfield Street

Tamworth, Staffordshire, B79 7BJ

£90,000

# Property Features

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- Convenient Town Centre Location
- Double Glazing
- Electric Heating
- Entrance Hall
- Lounge
- Bedroom
- Shower Room
- Requires Updating
- Internal Viewing Advised
- No Onward Chain

## Full Description

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Taylor Cole Estate Agents offer 'for sale' this seventh floor flat in convenient town centre location. The property benefits from UPVC double glazing and electric heating, with accommodation comprising: entrance hall, lounge, kitchen, bedroom, shower room. The property does require updating throughout and would be an ideal purchase for buyers looking for close proximity to the town centre. Internal viewing advised. No onward chain.

This flat enjoys a convenient town centre position and has superb north-westerly views looking out towards Hopwas Woods. The flat is located on the seventh floor and has a secure communal entrance.

### RECEPTION HALL

Accessed via the solid wood front door and having wood grain effect laminate flooring throughout, power point, electric heater, intercom telephone system, built in storage cupboard, ceiling light point, doors to:





## LOUNGE

14' 2" x 11' 9" (4.32m x 3.58m)

The lounge enjoys a wealth of natural light through the UPVC double glazed window overlooking the balcony and views beyond, door to balcony, wood grain effect laminate flooring, power points, electric heater, TV connection point, two ceiling light points.



## KITCHEN

6' 10" x 12' 1" (2.08m x 3.68m)

Having wood grain effect laminate flooring and fitted with an array of base units and drawers, recess and point for under-counter fridge and under-counter freezer, recess and point for cooker with extractor fan above, recess and plumbing for washing machine, roll top working surfaces, sliding glass servicing hatch, inset one and half bowl sink with drainer unit and hot and cold mixer tap over, built-in full height pantry, built-in storage cupboard, UPVC double glazed window, ceiling light point.



## BEDROOM

11' 11" x 11' 1" (3.63m x 3.38m)

Boasting similar panoramic views as the lounge through the UPVC double glazed window, the bedroom is generously sized to accommodate a range of free standing bedroom furniture, power points, electric heater, ceiling light point.



## SHOWER ROOM

7' 0" x 5' 5" (2.13m x 1.65m)

With matching floor to ceiling tiled surrounds with a three piece suite comprising of pedestal hand wash basin, close coupled WC, corner shower cubicle with shower fitment enclosed, glass side screen and door, electric heater, airing cupboard enclosing the pre-lagged hot water tank, wall mounted storage cupboard with mirrored doors, ceiling light point.



## ANTI MONEY LAUNDERING

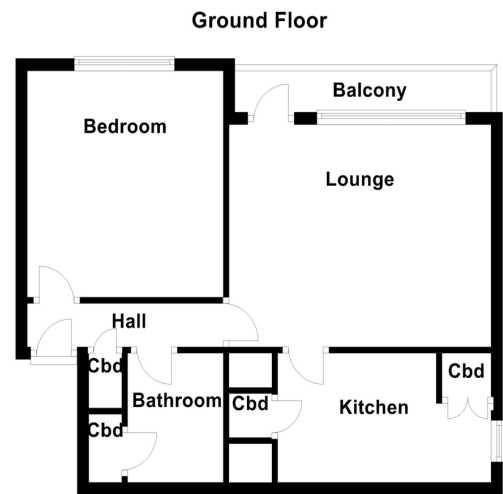
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £1,036.78 and approximately 90 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		
69-80	C		72 C
55-68	D	58 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