



Sorrel

Amington, Tamworth, Staffordshire, B77 4HA

Offers In Region Of £119,950

Property Features

- Immaculately Presented Spacious First Floor Maisonette
- Entrance Hall
- First Floor Landing
- Spacious Lounge with Balcony
- Fitted Kitchen
- Double Bedroom
- Study
- Refitted Bathroom
- Courtyard to the Fore
- Early Internal Viewing Highly Advised

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this immaculately presented and deceivingly spacious first floor maisonette situated in this secluded position. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, first floor landing, spacious lounge with balcony, fitted kitchen, double bedroom, study, refitted bathroom, courtyard to the fore. Early internal viewing is highly advised.

This impressive one bedroom first floor maisonette has been tastefully decorated and upgraded throughout and presents an excellent opportunity for any first time buyers, downsizers or investors. The property is accessed via the front entrance gate, which leads to the front courtyard with artificial lawn and outdoor storage, UPVC front entrance door providing internal access to the property, and multiple communal car parking spaces.

ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a wall mounted light point, modern wood grain effect flooring, staircase with newly laid carpet leading to the first floor landing, with a UPVC double glazed window to the side aspect, ceiling light point, wall socket, radiator, door into:

SPACIOUS LOUNGE

12' 9" x 13' 8" (3.89m x 4.17m)

Offering superb floor space for free standing lounge furniture and dining room table, the lounge has wall sockets, ceiling light point, radiator, UPVC double glazed window to the side aspect, television connection point, UPVC double glazed door with matching side screen opening to the balcony providing outdoor seating space, door into:



FITTED KITCHEN

10' 6" x 7' 7" (3.2m x 2.31m)

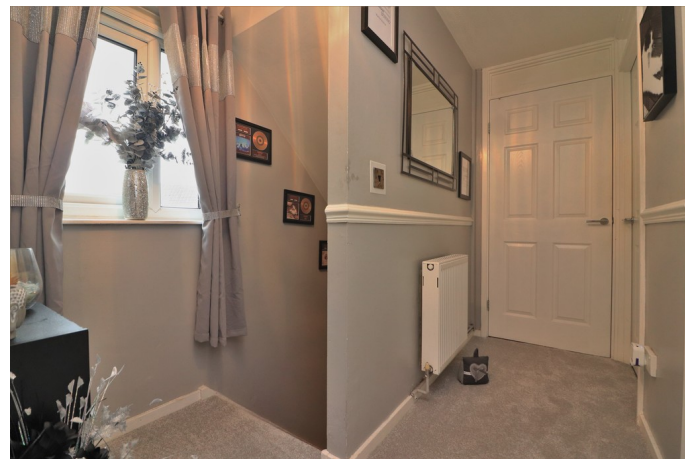
Offering a matching range of base units and drawers, recess and plumbing for washing machine, integrated full height fridge/freezer, built-in 'Cooke & Lewis' oven with matching 'Cooke & Lewis' four ring gas hob, tiled splashback and extractor hood over, square edge working surfaces with inset one and half bowl sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall socket, matching range of wall units offering further storage space, housing for the 'Baxi' combination boiler, dual aspect UPVC double glazed windows to both the side and front aspect, ceiling light point, radiator, loft hatch access, tiled flooring.



BEDROOM

13' 6" x 8' 9" (4.11m x 2.67m)

This double bedroom offers superb floor space for free standing bedroom furniture and wardrobes, with a feature light point with fan fitment attached, radiator, wall sockets, UPVC double glazed window to the side aspect, TV connection point.



STUDY

6' 7" x 5' 3" (2.01m x 1.6m)

This versatile additional space is currently being utilised as a study area, but also offers potential for use as a walk-in wardrobe, and has a ceiling light point, wall socket.



BATHROOM

5' 6" x 7' 2" (1.68m x 2.18m)

This matching three piece suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, P-shaped bath with hot and cold mixer tap, shower fitment above and curved glass side screen, modern ceiling to floor tiled surround, ceiling light point, tiled flooring, wall mounted heated towel rail, door into linen cupboard.



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

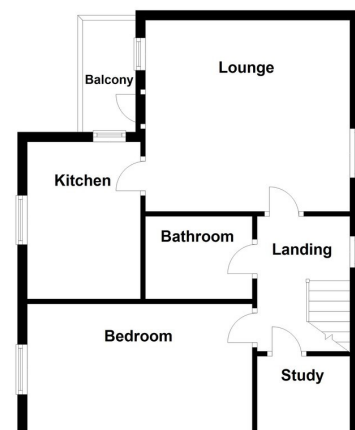
We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £150 and approximately 95 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

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



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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