



Rushworth Close

Tamworth, Staffordshire, B78 3FS

£175,000

Property Features

- Ground Floor Apartment
- Modern Residential Development
- Open Plan Lounge/Fitted Kitchen
- Bedroom One
- En-suite
- Second Bedroom
- Bathroom
- Allocated Parking Space
- Internal Viewing Highly Recommended

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this purpose built ground floor apartment set on this modern residential development. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: open plan lounge/fitted kitchen, bedroom one with en-suite, second bedroom, bathroom, allocated parking space. Internal viewing is highly recommended.

This modern ground floor apartment built by Messrs Barratt Homes is conveniently located on this popular newly built development close to commuter links and shopping amenities. The property is approached via the communal entrance door with canopy porch over and which provides access to the property's front entrance door.

ENTRANCE HALLWAY

With front entrance door, doors to storage cupboard providing excellent storage space, doors off to:

OPEN PLAN LOUNGE/KITCHEN

11' 4" x 19' 6" (3.45m x 5.94m)

This well proportioned room has UPVC double glazed window to the front aspect and UPVC double glazed window to the side, ceiling light point, power points, radiator, wood effect flooring leading to the kitchen area fitted with a range of base units and drawers with working surfaces over and splashbacks, inset sink unit with hot and cold mixer tap over, built-in oven with gas hob and extractor hood over, built-in fridge/freezer, built-in dishwasher, matching wall cupboards with under-cupboard lighting.

BEDROOM ONE

13' 4" x 9' 8" (4.06m x 2.95m)

Bedroom one has a UPVC double glazed window to the front aspect, ceiling light point, power points, radiator, built-in wardrobe, door to:

EN-SUITE

Fitted with WC and hand wash basin set in vanity unit, enclosed shower fitment with glass door, obscure UPVC double glazed window, ceiling light point, radiator, wood effect flooring.

BEDROOM TWO

9' 0" x 11' 8" (2.74m x 3.56m)

Bedroom two has a UPVC double glazed window, ceiling light point, power points, radiator.

BATHROOM

6' 4" x 7' 2" (1.93m x 2.18m)

With a white suite comprising of low level WC, hand wash basin set in vanity unit with tiled splashback, panelled bath with hot and cold mixer tap and shower fitment over, part tiled surrounds, ceiling light point, radiator, wood effect flooring.

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.

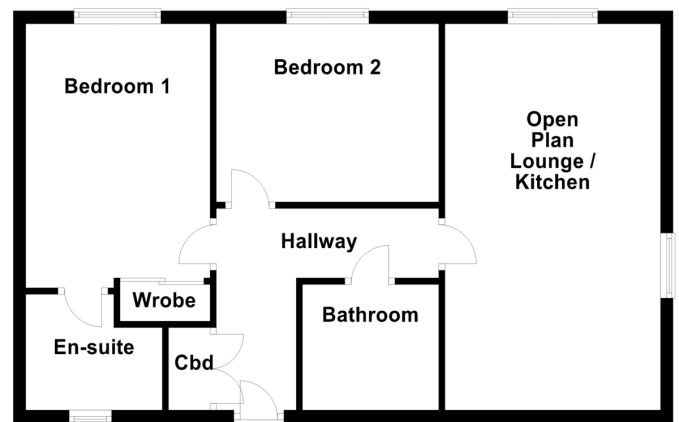
TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of £1354.75 and approximately 998 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	83 B	83 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