



Basin Lane

Glascote, Tamworth, Staffordshire, B77 2AR

Offers Over £125,000

Property Features

- Well Presented Ground Floor Apartment
- Popular Modern Residential Location
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Bedroom with Fitted Wardrobe
- Bathroom
- Allocated Parking Space
- Close to Local Amenities
- Internal Viewing Highly Recommended

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this well presented ground floor apartment located on this popular modern residential development. The property benefits from double glazing and briefly comprises: well maintained communal areas, entrance hallway, lounge, fitted kitchen, double bedroom with fitted wardrobe, bathroom, allocated parking space. Internal viewing is highly recommended.

This purpose built ground floor apartment is set in this popular modern residential development close to local amenities including public transport, schooling and shopping facilities. The apartment block is set behind wrought iron railings and well maintained communal areas with a pathway providing access to the communal entrance door, and the allocated car parking space positioned in the secure car park at the rear.

COMMUNAL ENTRANCE HALL

Having a secure front entrance door with intercom system with the communal hallway offering access to the apartment and having automatic internal lighting and tiled flooring, a rear entrance door provides access to the car park.

ENTRANCE HALLWAY

With front entrance door, ceiling downlighters, wall socket, intercom system, wall mounted electric heater,, door into storage cupboard offering fantastic storage space, doors to:



LOUNGE

15' 11" x 9' 2" (4.85m x 2.79m)

Offering a fantastic floor space, the lounge has two ceiling to floor UPVC double glazed windows overlooking the communal greenery, ceiling downlighters, wall sockets, wall mounted electric heater set in cabinet, TV aerial point, wood grain effect flooring, open plan aspect through to:

FITTED KITCHEN

10' 8" x 5' 7" (3.25m x 1.7m)

Fitted with a range of matching base units and drawers, built-in oven with matching hob and extractor hood over, stainless steel splashback, recess and plumbing for washing machine, recess and point for free standing fridge/freezer, roll top work surfaces with matching upstands, inset stainless steel single drainer sink unit with hot and cold mixer tap over, wall sockets, matching range of wall units offering further storage space, complementary shelving display unit, UPVC double glazed window, ceiling light point, wood grain effect flooring.

BEDROOM

11' 7" x 9' 2" (3.53m x 2.79m)

Having UPVC double glazed window, ceiling light point, wall sockets, TV aerial point, built-in wardrobe with hanging rail and shelving unit with triple sliding doors, ample floor space for double bed and free standing bedroom furniture.

BATHROOM

6' 11" x 6' 1" (2.11m x 1.85m)

With a white suite comprising of close coupled WC, pedestal hand wash basin with hot and cold taps over, panelled bath with hot and cold taps and shower fitment over, complementary tiled surround and glass side screen, tiled vanity sill, ceiling downlighters, obscure UPVC double glazed window, tiled flooring.



OUTSIDE

PARKING SPACE

The property has one allocated parking space.

ANTI MONEY LAUNDERING

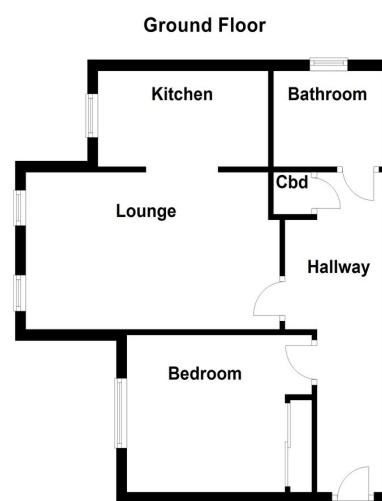
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of £657.40 and approximately 83 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
69-80	C	78 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