



TAYLOR  
COLE  
Estate Agents



Exeter Drive

Tame Meadow, Tamworth, Staffordshire, B79 7YQ

Offers In Excess Of £119,950

# Property Features

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- Ground Floor Maisonette
- Entrance Porch
- Open Aspect
- Spacious Bedroom
- Bathroom
- Electric Heating
- Communal Gardens
- Leasehold
- Investment Opportunity
- Off Road Parking

## Full Description

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Taylor Cole Estate Agents are pleased to welcome 'For Sale' this Charming and Well-Situated ground floor maisonette occupying an enviable position on this desirable and establish residential development. The property offers a blank canvas for potential buyers having UPVC double glazing and electric storage heating throughout the home, with accommodation consisting of: Entrance Porch, Open Lounge, Kitchen, Spacious Bedroom and Bathroom. Early internal viewing is highly advised.

This property brings a fantastic opportunity for First Time Buyers, Downsizees and Investors alike. With the home occupying a most-pleasant plot within Tame Meadow, and being only a stone's throw away from a range of local schooling, shopping facilities and commuter links. Set behind a lush green front lawn, the property begins with an entrance porch offering ideal storage before continuing through to the main point of reception for the home, with an open aspect design, this living space conveniently blends a well-appointed kitchen area with a welcoming and cosy lounge to create an enjoyable space for reception and entertainment.

Venturing through towards the back of the property the 'inner lobby' introduces some much needed storage space by way of a full height airing cupboard with the bathroom being on your right. The bathroom boasts a convenient three piece suite with ornate tiled surrounds. Positioned at the very rear of the property, the bedroom enjoys generous proportions to host a range of freestanding bedroom furniture.

### ENTRANCE PORCH

### OPEN LOUNGE

9' 10" x 12' 6" (3m x 3.81m)



## KITCHEN

6' 7" x 9' 9" (2.01m x 2.97m)

## BEDROOM

11' 2" x 9' 5" (min) (3.4m x 2.87m)

## BATHROOM

5' 5" x 6' 8" (1.65m x 2.03m)

## OUTSIDE

## COMMUNAL GARDENS

## 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.

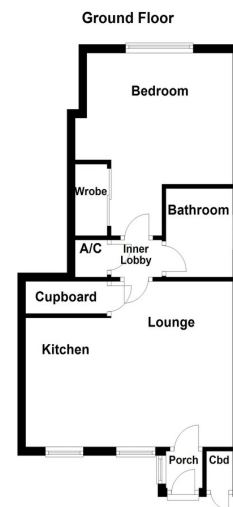
## TENURE

We have been advised that this property is leasehold, however we have not inspected a copy of the lease, prospective buyers are advised to verify the position with their solicitor/legal representative.

## VIEWING

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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