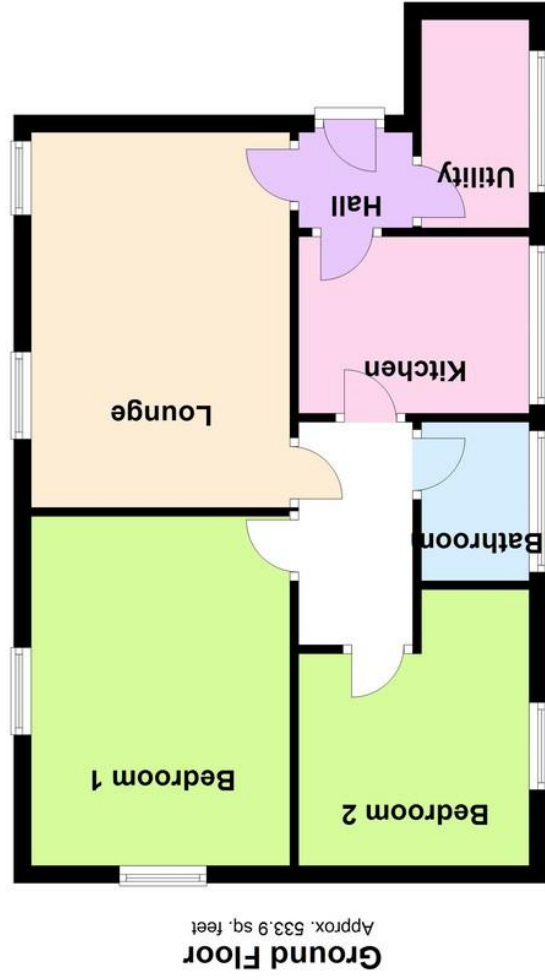


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 Total area: approx. 533.9 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- PRIME B79 LOCATION
- PARKING TO THE REAR
- FITTED KITCHEN
- UTILITY AREA

Masefield Drive, Tamworth, Staffordshire, B79 8DD

£130,000





## Property Description

A well presented first floor apartment being close to the town centre with two double bedrooms, popular location, long lease, close to local amenities and transport links. Having fitted kitchen, delightful lounge and parking to the rear.

Approach the property via the communal hallway with door into:-

**HALLWAY** Stairs leading to the apartment, door leads into the apartment with:-

**SMALL HALLWAY** With central heating radiator.

**UTILITY AREA** 7' 2" x 5' 7" (2.18m x 1.7m) With double glazed windows to rear, washing machine plumbing, space for tumble dryer.

**KITCHEN** 12' 1" x 7' 11" (3.68m x 2.41m) With a range of wall and base units, work surfaces, space for cooker, double glazed window to rear, sink with mixer tap.

**LOUNGE/DINER** 16' 8" x 9' (5.08m x 2.74m) With two double glazed windows to front, central heating radiator.

**BEDROOM ONE** 13' 6" x 11' 1" (4.11m x 3.38m) With double glazed window to front, central heating radiator.

**BEDROOM TWO** 11' 5" x 10' 8" (3.48m x 3.25m) With double glazed windows to rear and central heating radiator.

**BATHROOM** Having panelled bath with shower over, tiled walls, low level wc, stainless steel towel rail and double glazed window to rear.

**AGENTS NOTE** The property benefits from having parking to the rear of the property which is block paved and is shared with other residents.

Council Tax Band A – Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 999 years remaining. Service Charge is currently running at £430 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £10 per annum and is reviewed (to be reviewed). The current annual buildings insurance is currently running at £180 per annum. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444