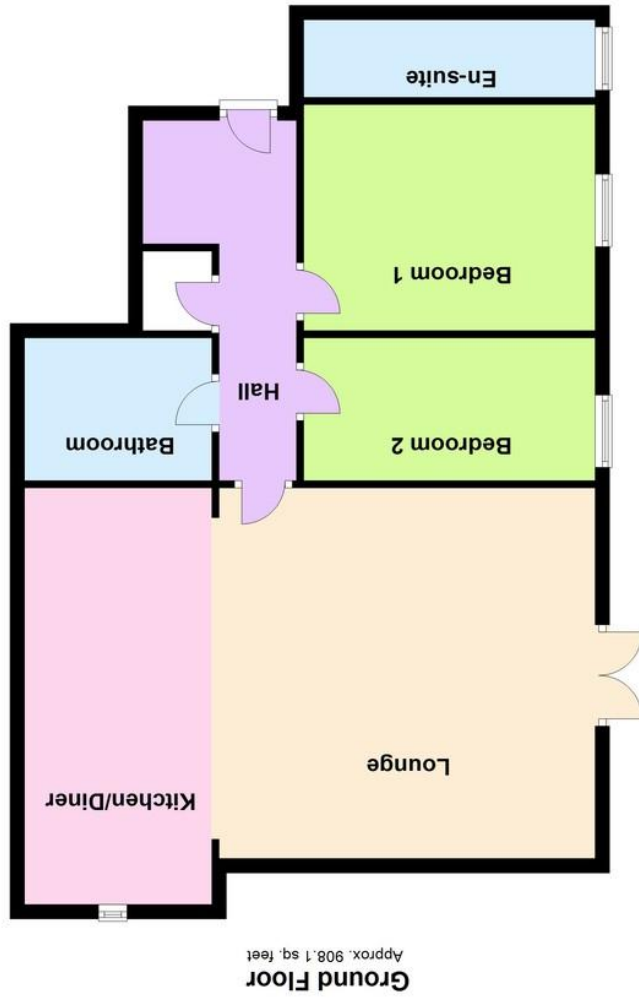
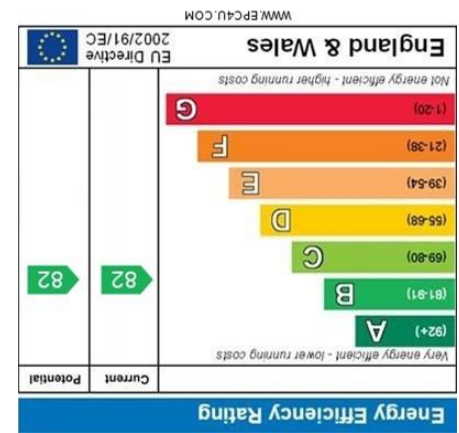


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 908.1 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 DOUBLE BEDROOMS
- ENSUITE TO MASTER
- 1ST FLOOR
- ALLOCATED PARKING
- LUXURY BATHROOM
- OPEN PLAN KITCHEN DINING LOUNGE

Flat Quarry Court, Quarry Hill, Wilnecote,  
 Tamworth, B77 5DA

£165,000





## Property Description

Quarry Court is a first floor two bedroom apartment, set in a prime location of Quarry Hill, Wilnecote being close to local amenities and easy access for the M42.

Approach the property via communal hallway with stairs leading to the first floor and door into:-

**HALLWAY** Having Amtico flooring, central heating radiator and storage cupboard.

**BEDROOM** 13' 8" x 9' (4.17m x 2.74m) With double glazed window to side, double wardrobe, central heating radiator and door to:-

**ENSUITE** Having walk in shower, fully tiled walls, low level WC, pedestal wash hand basin and double glazed window to side.

**BEDROOM TWO** 10' 1" x 6' 10" (3.07m x 2.08m) With central heating radiator and double glazed window to side.

**BATHROOM** Having Amtico flooring, low level WC, wash hand basin, jacuzzi bath, spot lighting, tiled walls and electric shower.

**OPEN PLAN KITCHEN/DINING/LOUNGE** 12' 5" x 18' 5" (3.78m x 5.61m) With Juliet balcony and double glazed window to side, a range of modern wall and base units, work surfaces, integrated hob, oven, microwave, extractor, sink with mixer taps, integrated fridge freezer, spotlighting to the ceiling, ceramic tiling to the floor in the kitchen area and Karndean flooring to the lounge area, double opening doors to Juliet balcony, central heating radiator and electric feature fireplace.



Council Tax Band B Tamworth Borough Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 251Mbps. Highest available upload speed 38Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 50Mbps.

Networks in your area - Openreach, Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 109 years remaining. Service Charge is currently running at £869 per 6 months and is reviewed TBC. The Ground Rent is currently running at £75 per annum and is reviewed TBC\*. 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

