



## Arden Mews

Kingsbury, Tamworth, Staffordshire, B78 2DQ

Offers Over £189,950

# Property Features

---

- Immaculate Two Bedroom Apartment
- Open Plan Layout
- Refitted Kitchen
- Main Bedroom with En Suite
- Secure Front Entrance
- No Onward Chain
- Picturesque Views
- 109 Year(s) Lease Length
- Fishing Rights To River Tame
- Exclusive Development

## Full Description

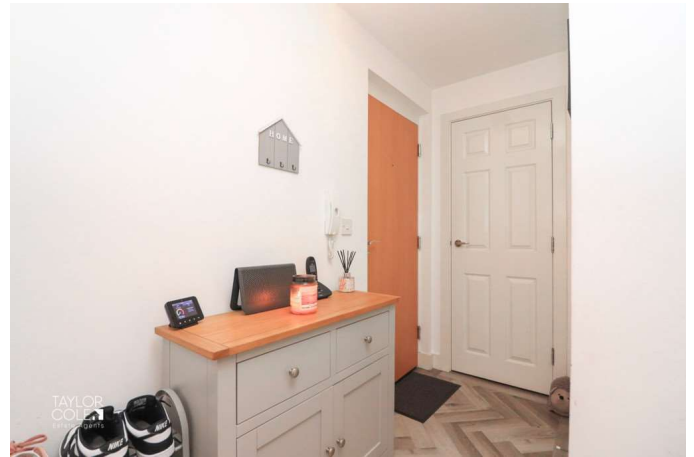
---

Taylor Cole Estate Agents are thrilled to welcome to the market this immaculate two bedroom ground floor apartment set on the doorstep of Kingsbury Water Park coming available with no onward chain. This incredibly unique development, previously known as Hemlingford Mill, was tastefully renovated by Messrs Walton Homes in 2009 to create a luxury living complex in an unrivalled setting.

### INTERNAL

Entrance to the building comes via the incredible front aspect, with secure front entrance door and integrated intercom system offering access to the block, a well-kept communal hallway offers stairs to the floors above, with the property itself set behind solid wood front door.

Entering the home, you are met with an inviting entrance hallway that sets the tone for the rest of the property, with contemporary and sleek interiors exemplifying the turn-key nature of the property. The main hub of reception is a superb lounge flooding with natural light that seamlessly blends with an attractive open plan kitchen, creating the perfect space for versatility and entertainment with a wealth of space for freestanding furnishings and the kitchen benefiting from a matching range of modern base units supplemented by roll top working surfaces and cupboards above.



Two well-proportioned bedrooms offer unparalleled views to the surrounding landscape, each offering comfortable proportions to accommodate a range of bedroom furnishings with the main bedroom enjoying the added benefit of an attractive en suite hosting in-set shower cubicle with chrome coloured margins, vanity sink unit and close coupled WC with an additional main bathroom offering a spacious three piece suite hosting white panelled bathtub, matching vanity sink unit and close coupled WC.

#### RECEPTION HALLWAY

#### OPEN PLAN LOUNGE

15' 9" x 11' 1" (4.8m x 3.38m)

#### REFITTED KITCHEN

7' 5" x 7' 11" (2.26m x 2.41m)

#### BEDROOM ONE

9' 11" x 9' 6" (3.02m x 2.9m)

#### EN SUITE

4' 2" x 9' 6" (1.27m x 2.9m)

#### BEDROOM TWO

11' 9" x 6' 5" (3.58m x 1.96m)

#### BATHROOM

5' 11" x 8' 7" (1.8m x 2.62m)

#### EXTERNAL

The grounds of Arden Mews provide a fantastic environment, with vibrant landscaping throughout the development matching the beauty beyond. Kingsbury Water Park offers the perfect setting for outdoor entertainment, rich in dog walking and cycling routes, with further amenities and commuter links to be found within the Village. All residents have the unique addition of Fishing Rights along the opposing River Tame.

#### 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

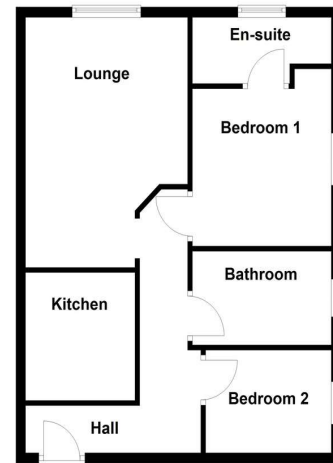
We have been advised by the current owner that the property is leasehold but have not inspected a copy of the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

## 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		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

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