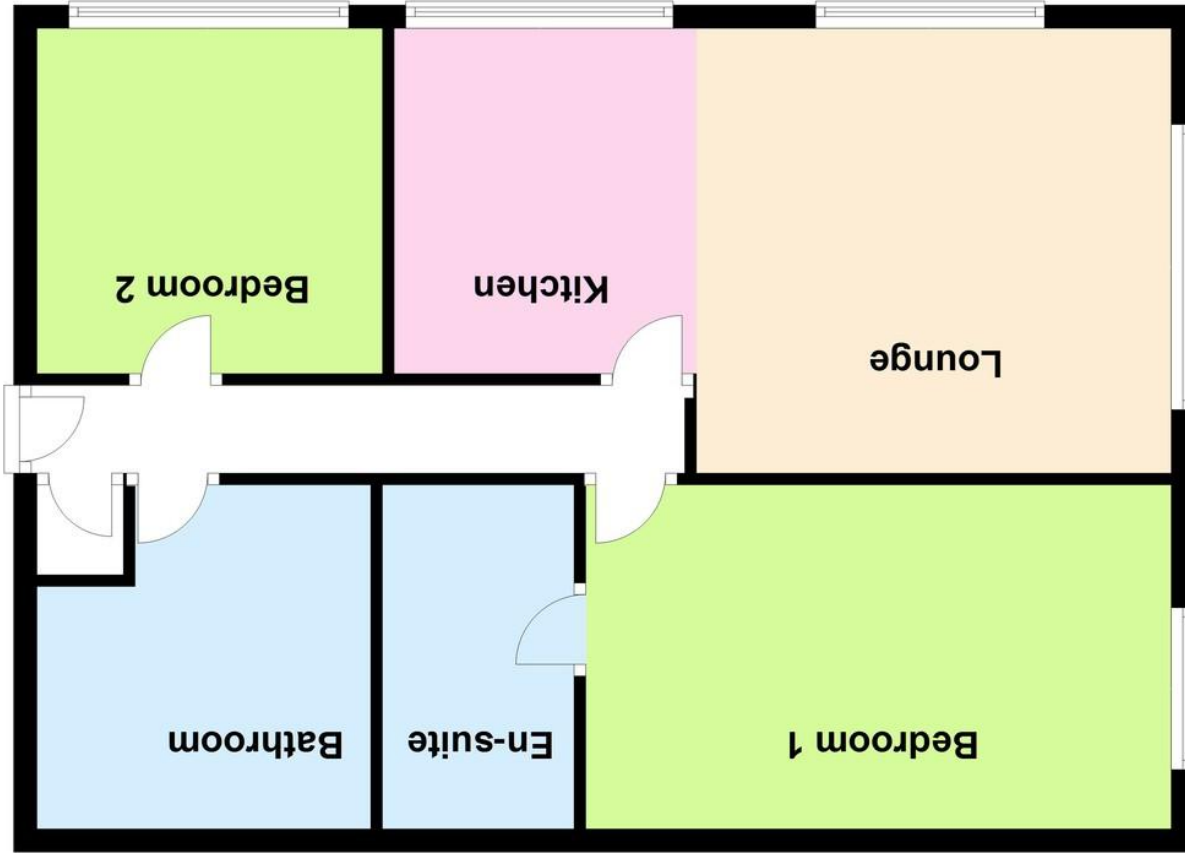


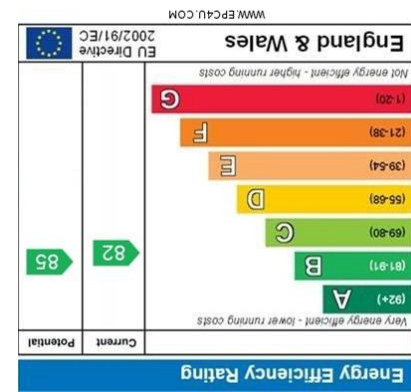
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 723.5 sq. feet



Ground Floor  
Approx. 723.5 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)



- TAMWORTH 106 AGREEMENT 15% BELOW MARKET VALUE
- BEAUTIFUL LOUNGE VIEW
- OPEN PLAN KITCHEN
- EN SUITE TO MASTER
- TWO DOUBLE BEDROOMS

Laurel House Palmerston Court,  
Palmerston Avenue, Wilnecote, Tamworth, B77 5FJ

£127,500



## Property Description

For sale is a neutrally decorated flat that offers an ideal living space for couples or sharers. This property boasts two spacious double bedrooms, one of which comes with an en-suite. The en-suite bedroom is flooded with natural light and offers a pleasant view, making it an inviting space to retire to at the end of the day.

The flat also features a bathroom and an ensuite. The bathroom is large while the ensuite offers the luxury of a double shower cubicle. Both are designed to provide comfort and practicality.

The heart of this home is undoubtedly the open-plan kitchen and reception room. The kitchen enjoys an abundance of natural light, while the large windows of the reception room overlook the serene greenspace, making it an ideal place to relax or entertain.

One of the unique features of this property is the beautiful view it provides, especially from the lounge which overlooks the communal gardens. A allocated parking is also available, adding to the convenience of this property.

Location-wise, this flat is a gem. It is situated in a peaceful area with easy access to public transport links, local amenities, and nearby schools. Moreover, the flat is in close proximity to green spaces, offering opportunities for outdoor activities and leisurely walks.

This property exemplifies modern living in a convenient location, making it an excellent choice for those looking for a balance between city living and tranquillity.

A modern flat with two double bedrooms, en-suite, bathroom, open-plan kitchen and reception room, beautiful views, allocated parking for one and visitor parking, and convenient location, perfect for couples or sharers seeking a balance between city living and tranquillity.

A well presented two bedroom first floor apartment with one allocated parking spaces, front door into:-

**COMMUNAL HALLWAY** With stairs leading to the first floor, door into the apartment with:-

**SPACIOUS HALLWAY** With storage cupboard.

**BEDROOM TWO** 9' 9" x 9' 8" (2.97m x 2.95m) With electric heater and double glazed window to front.

**BEDROOM ONE** 7' 11" x 15' 10" (2.41m x 4.83m) With electric heater, double glazed window to rear.

**EN SUITE** With walk-in shower with glazed screen, wash hand basin, low level wc, tiled floor.

**OPEN PLAN KITCHEN** 9' 9" x 8' 1" (2.97m x 2.46m) Double glazed windows to front and side, a range of wall and base units and work surfaces, sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, electric hob and oven, space for fridge/freezer.

**LOUNGE** 13' 5" x 10' 11" (4.09m x 3.33m)

**BATHROOM** Low level wc, panelled bath, electric heater, wash hand basin, tiled walls, tiled flooring.

This property is being sold under the Tamworth 106 agreement whereby the property needs to be sold for 15% below than the market value under the affordable housing scheme. Terms and conditions apply, please enquire within for more information.

Council Tax Band B - Tamworth

Predicted mobile phone coverage and broadband services at the property :-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps.

Highest available upload speed 12 Mbps.

Networks in your area - Openreach

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

**TENURE**

The Agent understands that the property is leasehold with approximately 106 years remaining. Service Charge is currently running at £976.36 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £150 per annum and is reviewed (to be confirmed). 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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