



Moor Lane
Amington, Tamworth, B77 3AT

£97,000

Property Features

- Third Floor Apartment
- Secure Communal Entrance
- Spacious Lounge
- Uninterrupted Views
- Kitchen
- Double Bedroom
- Refitted Bathroom
- Allocated Parking
- Peaceful Location
- 119 Year Lease

Full Description

Discover the charm and convenience of this well-situated top floor apartment, perfectly positioned within a delightful and well-established area of Tamworth. This inviting residence offers an ideal blend of comfort and accessibility, with beautiful natural surrounds enhancing its appeal.

THE FORE

Nestled in a serene and picturesque setting, the apartment benefits from a prime location that combines tranquillity with convenience. The front aspect features allocated off-road parking, ensuring hassle-free parking for residents.

INTERNAL

Accessed via a secure communal entrance operated by an intercom system, ensuring both convenience and peace of mind. Upon entering, you are greeted by a welcoming reception hall that sets the tone for the rest of the apartment. The hall provides a seamless transition to the various living spaces, emphasising the home's inviting and well-organised design.

The spacious lounge boasts generous proportions and incredible panoramic views, creating a perfect setting for relaxation and entertainment. Large windows flood the room with natural light, enhancing the sense of openness and connection to the surrounding landscape.

The well-kept kitchen features a matching range of units, offering ample storage and functionality. The roll top working surfaces provide plenty of space for meal preparation, and the integrated oven ensures a streamlined cooking experience, catering to all your culinary needs.



The generous double bedroom offers abundant space for a wealth of freestanding bedroom furnishings, allowing you to create a personalized and comfortable retreat. The room's design ensures a restful and private atmosphere, perfect for unwinding after a long day.

The attractive re-fitted bathroom is a highlight of the apartment, showcasing a carefully curated design that combines style and functionality. It features a walk-in shower with a screen and fitment over, providing a modern and luxurious showering experience. The sleek vanity sink unit with an inset hand wash basin and close coupled WC complete the contemporary look, offering both convenience and elegance.

RECEPTION HALL

LOUNGE

KITCHEN

BEDROOM ONE

BATHROOM

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.

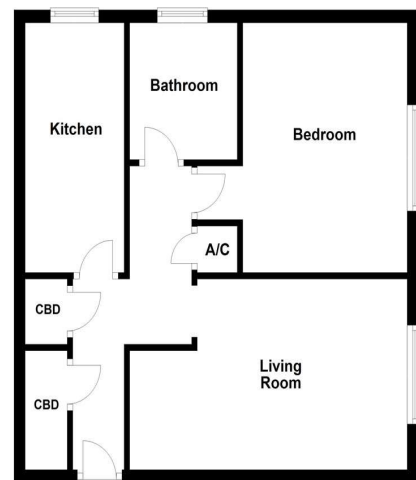
VIEWING

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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 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