



Moor Lane

Amington, Tamworth, Staffordshire, B77 3AT

£117,500

Property Features

- Spacious Duplex Apartment
- Stunning Views
- Well-Proportioned Lounge
- Attractive Kitchen
- Two Double Bedrooms
- Pleasant Bathroom
- Allocated Parking
- Canal Towpath Walks
- Close to Local Schooling
- 118 Year(s) Lease

Full Description

Welcoming to the market this outstanding and unique duplex apartment, spread across two spacious floors and boasting well-appointed interiors. With stunning views of the surrounding environment, this property promises an exceptional living experience.

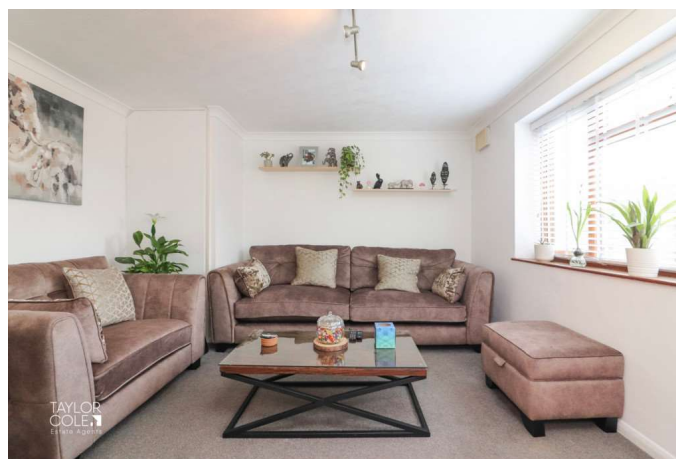
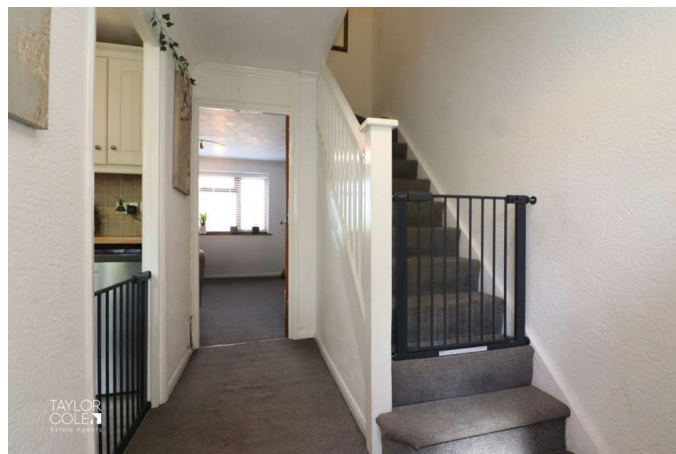
The apartment benefits from allocated parking, providing convenience and peace of mind, and is ideally situated with an array of local amenities just a stone's throw away. Additionally, serene canal towpaths are right on your doorstep, perfect for leisurely strolls and outdoor enjoyment.

INTERNAL

As you step inside, you are greeted by a bright and inviting entrance hall that sets the tone for this charming home. The entrance hall provides a warm welcome and easy access to the main living areas.

Residing at the rear aspect of the property, the generous family lounge offers ample space for a wealth of freestanding furnishings. This expansive area is perfect for both relaxation and entertaining, with large windows that flood the room with natural light and offer picturesque views of the surrounding landscape.

Adjacent to the lounge, the modern and attractive kitchen is a culinary haven. It features a matching range of sleek units and roll-top working surfaces, designed to provide both functionality and style. The kitchen is equipped with recesses for necessary appliances, making it a practical and delightful space for cooking and dining.



Heading upstairs, the duplex boasts two superb bedrooms, each with comfortable double proportions. These well-sized rooms offer versatile accommodation options for prospective buyers, whether for use as restful sleeping quarters, home offices, or guest rooms. Each bedroom is designed to maximise comfort and functionality, ensuring a peaceful retreat at the end of the day.

The first-floor ensemble is complemented by a well-appointed family bathroom. This elegant space is occupied by a matching three-piece suite, including a bathtub, a sleek wash basin, and a modern WC. The bathroom is designed to provide a tranquil and refreshing experience, with contemporary fixtures and finishes.

LOUNGE

14' 11" x 12' 0" (4.55m x 3.68m)

KITCHEN

10' 0" x 8' 5" (3.05m x 2.59m)

BEDROOM ONE

14' 10" x 9' 0" (4.54m x 2.76m)

BEDROOM TWO

13' 2" x 8' 4" (4.03m x 2.55m)

BATHROOM

6' 2" x 5' 6" (1.89m x 1.69m)

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.

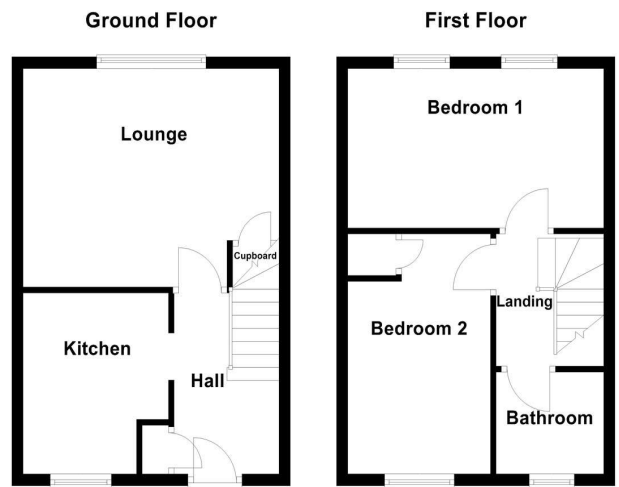
TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of £1604 and approximately 118 years left on 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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