



**Quarry Hill**  
Wilnecote, Tamworth, B77 5DA

Offers Over £158,000

# Property Features

- Well presented two bedroom apartment
- Spacious open plan kitchen and living area
- Principal bedroom with en suite
- Second bedroom ideal for guests or home working
- Separate family bathroom
- Modern fitted kitchen with integrated appliances
- Well maintained communal area
- Allocated and visitor parking
- Convenient location close to local amenities
- Ideal first time buy or investment opportunity

## Full Description

This well presented apartment offers modern and practical living accommodation throughout, featuring two bedrooms, including a principal bedroom with en suite, alongside a bright open plan kitchen and living space. The property is ideal for first time buyers, professionals, or investors.

### THE FORE

The property is set within a well maintained residential development with an attractive exterior and access via a communal entrance. Parking is available for residents and visitors, providing convenience for both homeowners and guests.

### INTERNAL

Internally, the apartment opens into a welcoming hallway providing access to all rooms. The open plan kitchen and living area is spacious and filled with natural light, offering ample space for both relaxing and dining. The kitchen is fitted with a range of units and integrated appliances. The principal bedroom benefits from fitted storage and a private en suite shower room. A second well proportioned bedroom offers flexibility for guests or home working, while the main bathroom is finished with a modern white suite.

### OPEN PLAN LIVING ROOM/KITCHEN

18' 3" x 14' 7" (5.56m x 4.44m)

### BEDROOM ONE

13' 6" x 9' 1" (4.11m x 2.77m)

### BEDROOM ONE EN-SUITE

8' 7" x 3' 8" (2.62m x 1.12m)

### BEDROOM TWO

10' 2" x 6' 8" (3.1m x 2.03m)



## BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

## EXTERNAL

Externally, the property benefits from well kept communal areas and parking facilities, with the development offering a pleasant and practical environment for residents.

## 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.

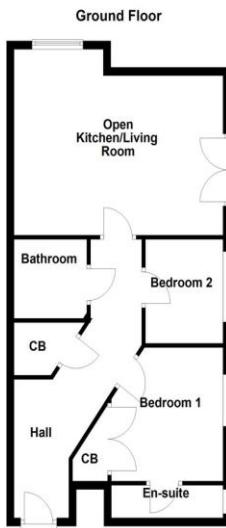
## TENURE

We have been advised that this property is leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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