Flat 1, Amington Hall
Ashby Road
Tamworth
B79 0BX

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

A unique opportunity to acquire an impressive three-bedroom Grade-II listed Georgian apartment

ACCOMMODATION

First floor

- Reception hallway
- Lobby
- Living room
- Master bedroom
- Two further bedrooms
- Family bathroom
- Drying room

Outside

- Private front garden
- Two private allocated parking spaces

Approximate gross internal floor area TBC.

DISTANCES

Sutton Coldfield 4.6 miles
Birmingham 12.1 miles
Lichfield 9.4 miles
Solihull 18.4 miles
M42 8.6 miles
M6 Toll (T1) 7.8 miles
Birmingham International/NEC 14.4 miles
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

SITUATION

Amington Hall is located just off Ashby and is ideally situated for the M42 and M6, with fast communications to the north and to London. The comprehensive facilities of both Sutton Coldfield and Tamworth can be accessed within a short commute and an excellent local road network offers access to nearby motorway connections including M6 Toll, M6, M42, Junction 9 or 10, and the A5 and A38. Tamworth railway station is close by and offers. The town of Tamworth is easily accessible and has the benefit of a large shopping centre with a range of well-known high street shops and restaurants. Nearby Sutton Coldfield also
has a range of amenities including shops and restaurants as well as excellent schooling. The cathedral city of Lichfield is just 10 miles away and offers delightful shops and restaurants and further highly regarded schooling.

Purchasers are advised to check with the Council for up to date information on school catchment areas.

DESCRIPTION OF PROPERTY

This is a prime opportunity to secure a unique three-bedroom apartment approached by a tree-lined driveway and set in the Grade II listed Amington Hall, steeped in local history and featuring stunning views of the greenbelt.

Constructed in the early 19th century and once the home of the Repington Family this exquisite property was converted into 3 apartments approximately 60 years ago, yet the property still retains many fine features of its period, including the leaded stained-glass windows of the coat of arms of the Repington Family.
The impressive reception hall features stunning high coved ceilings, sash windows, radiators and a decorative archway.

The living room is accessed from the reception hallway. The space retains many of its original features and offers impressive views through the sash windows of the gardens and greenbelt beyond. The living room also features a feature marble hearth fireplace.

The tiled kitchen is accessed through the lobby approached from the reception hallway and features a range of cream base and wall units, high-gloss black worktop, stainless steel sink with drainer and sash windows to the side. The space also benefits from a built-in oven and hob, extractor, integrated dishwasher and spotlighting. A utility space is accessed from the lobby and offers space for washing facilities, as well as additional work- and storage space.

The family bathroom features attractive skylight windows, additional front window, chrome towel rail, his and her sinks with tiled surrounds, a low-level WC and a bath and double- width shower cubicle with shower appliance surrounded by low maintenance aqua boarding. Additionally, the bathroom features a coved ceiling with spotlighting. From here the drying room can also be accessed, which features a skylight window and radiator.

The master bedroom enjoys a stunning view to the side through sash window and is beautifully finished with coved ceilings. The additional two additional bedrooms benefit from built-in wardrobes and coved ceilings.

GARDENS AND GROUNDS

Amington Hall is located in over 245 acres of grounds woodland, approached by a tree-lined driveway, which lends itself exceptionally well for walking and enjoying the greenbelt views. There is a garage available, as well as two parking spaces next to the garage.

SERVICES

Mains, water, gas, and electricity are connected.

FIXTURES & FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

DIRECTIONS

From Aston Knowles' office at 8 High Street, head south-east to A453. Take the third exit at the first roundabout and the second exit at the second roundabout and stay on Bonehill Road. At the next roundabout take the first exit onto Tamedrive. Take the fourth exit onto Lichfield Street at the next roundabout and then continue onto Upper Gungate. Take a slight right onto Ashby road and turn right after 1.5 miles. Amington Hall can be found at the top of the road.

TERMS

Tenure: We understand that the property is Leasehold and subject to annual ground rent.
Local authority: Tamworth Borough Council 01827 709709
Tax band: F
Viewings: All viewings of Flat 1, Amington Hall are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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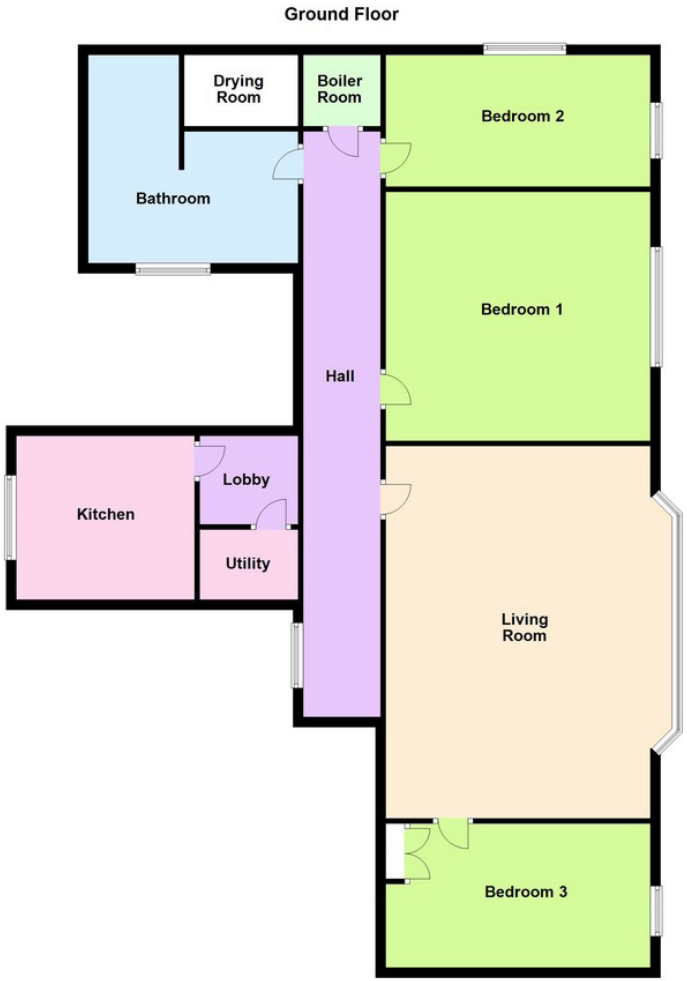

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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