



Evans Croft

Fazeley, Tamworth, , B78 3QY

£145,000



# Property Features

- One-bedroom ground floor apartment in sought-after Evans Croft, Fazeley
- Extended lease with approx. 967 years remaining
- Private courtyard terrace with direct access to the canal towpath
- Spacious open-plan lounge/kitchen/diner with sliding patio doors
- Modern kitchen with integrated oven, hob, and extractor
- Generous double bedroom with ample space for furniture
- Contemporary bathroom with shower over bath and airing cupboard
- Allocated parking plus additional visitor spaces
- Peaceful canal-side setting with communal gardens
- Close to Tamworth town centre and excellent transport links

## Full Description

This superb canal-side one-bedroom ground floor apartment is located in the desirable Evans Croft development in Fazeley, Tamworth. Offering a peaceful lifestyle with direct access to the canal towpath from a private courtyard terrace, this home is ideal for first-time buyers, down-sizers, or investors. Benefits include allocated parking, a long lease, and proximity to Tamworth town centre and excellent transport links.

### THE APPROACH

The property is situated at the end of a well-kept residential car park with allocated and visitor parking. A secure communal entrance leads into the block, where this ground floor apartment can be accessed via a solid wood door with a security spyhole and entry buzzer system.

Inside, the hallway includes laminate flooring, a storage cupboard, and access to all rooms, with electric heating and a neutral décor running throughout.

### ACCOMMODATION

A highlight of the home is the open-plan lounge, kitchen and dining area, which is bright and spacious thanks to the large sliding patio doors opening to the courtyard. The living area is inviting and functional, with defined space for seating and dining.

The modern kitchen is fitted with white cabinetry, an integrated oven, hob, extractor, stainless steel sink, and space for a fridge freezer and two under-counter appliances. There's also space for a small dining set.

The generous double bedroom has a front-facing window and offers plenty of room for free-standing furniture. The bathroom is finished in neutral tones and features a bath





with shower over, WC, pedestal sink, and both towel and fan heaters, as well as a useful airing cupboard.

LOUNGE / KITCHEN / DINER  
21' 5" x 11' 1" (6.53m x 3.38m)

DOUBLE BEDROOM  
12' 4" x 12' 1" (3.76m x 3.68m)

BATHROOM  
8' 11" x 6' 11" (2.72m x 2.11m)

#### THE REAR / SURROUNDINGS

To the rear, the property boasts a private paved courtyard patio with a brick retaining wall, offering a charming and quiet spot to enjoy the outdoors. This opens directly onto the canal towpath, with the path ending near the property for enhanced privacy. The well-maintained communal gardens, hedgerows, and the picturesque canal make this a truly relaxing setting.

#### 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 with an approximate length of lease remaining of 967 year. We have also been advised that the service charge is set at circa £817.88 per annum (paid in two instalments) and ground rent of £50.00 paid annually - The building management is run by the property owners, offering resident influence over communal matters. However, prospective buyers are advised to verify the position with their solicitor / legal representative.

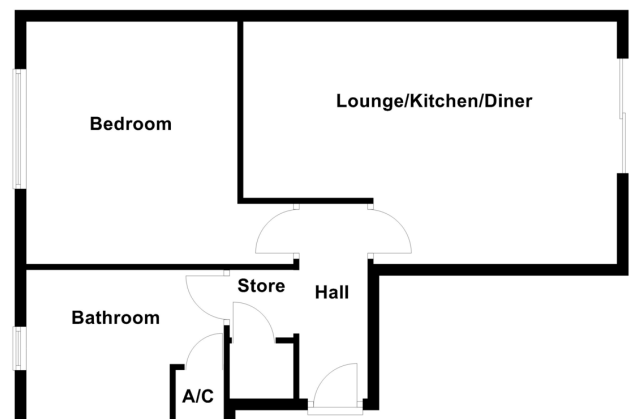
#### VIEWING

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





Ground Floor



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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 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