



Tame Close

Wilnecote, Tamworth, , B77 5FW

£135,000

# Property Features

- Spacious Ground Floor Apartment
- Added Benefit of No Chain
- Allocated Off Road Parking Space Available
- Double Glazed Windows Throughout
- Conveniently Located Within Walking distance Of Local Shops, Schools, And Amenities
- Excellent Transport Links Via Wilnecote Train Station And Easy Access To The A5 And M42
- Ideal For First-Time Buyers, Downsize, Or As A Buy-To-Let Investment Opportunity
- Council Tax Band B
- Located Within A Quiet Residential Area Of Wilnecote
- Leasehold

## Full Description

Situated in the popular residential area of Wilnecote, this well presented two bedroom ground floor apartment with the added benefit of no chain, offers a perfect blend of comfort, convenience, and contemporary living. Ideal for first time buyers, professionals, or investors, the property is located within easy reach of local amenities, excellent transport links, and reputable schools.

### COMMUNAL HALLWAY

Upon entering the communal hallway through the secure front entrance door, you are greeted by internal residents mailboxes, along with the automatic lighting and well maintained hallways and staircases leading off to the floors above.

### INTERNAL

Upon entering, you are welcomed by a spacious hallway that sets the tone for the rest of the apartment. To the right, a modern bathroom is conveniently positioned, while to the left are two well proportioned double bedrooms, each offering ample space and natural light.

Continuing through the property, the hallway leads to a well equipped kitchen on the right, thoughtfully laid out to maximise functionality. At the rear, a generously sized living/dining area provides a flexible and inviting space, perfect for both relaxing and entertaining.

The apartment also benefits from ground floor access, making it an ideal choice for those seeking ease of mobility, as well as residents looking for low maintenance living in a well connected location.

### LIVING ROOM

11' 51" x 10' 61" (4.65m x 4.6m)



#### DINING AREA

6' 24" x 10' 61" (2.44m x 4.6m)

#### KITCHEN

7' 62" x 10' 89" (3.71m x 5.31m)

#### BEDROOM ONE

9' x 12' 63" (2.74m x 5.26m)

#### BEDROOM TWO

6' 49" x 12' 59" (3.07m x 5.16m)

#### BATHROOM

7' 56" x 5' 51" (3.56m x 2.82m)

#### OUTSIDE

Externally the development offers ample off road parking, and a tidy secure bin store. The property benefits from convenient allocated parking.

#### 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.

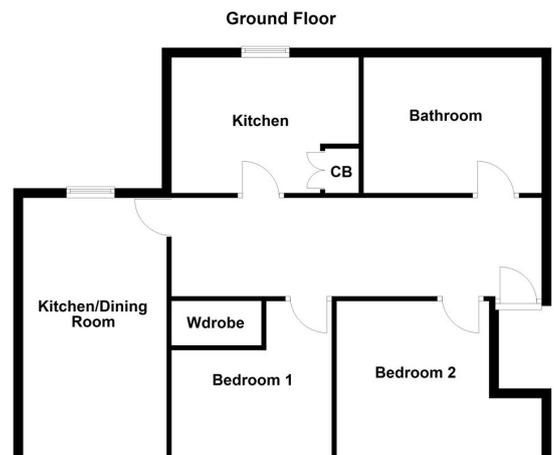
#### TENURE

We have been advised by the current owner that the property is leasehold however we 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.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>	<b>77 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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