



Amington Road  
, Tamworth, , B77 3PA

Offers Over £140,000

# Property Features

- Stylish one bedroom flat within an attractive period conversion
- Spacious lounge/diner with ample space for relaxing and entertaining
- Modern fitted kitchen with contemporary finishes and good storage
- Generously sized double bedroom with built-in wardrobes
- Well presented bathroom with updated suite
- Bright and airy interiors with plenty of natural light
- Practical layout with additional storage space in the hallway
- Set within a characterful and well-maintained building
- Convenient location close to local amenities and transport links
- Ideal for first time buyers or investors

## Full Description

This beautifully presented one bedroom flat offers stylish living space within a characterful period conversion, perfectly suited to first time buyers or those seeking a well located home with charm.

### THE FORE

The property is set within an attractive period building, with a well maintained frontage that immediately conveys a sense of character and kerb appeal. The property also comes with allocated parking to the front.

### INTERNAL

Inside, the flat opens into a welcoming hallway with storage, leading to a bright and spacious lounge/diner with plenty of natural light and room for both seating and dining areas. The kitchen is smartly fitted with modern units and work surfaces, combining practicality with contemporary style. The bedroom is generously proportioned, complete with fitted wardrobes, while the bathroom is well presented, offering a fresh and modern suite. The layout has been thoughtfully arranged, maximising both comfort and functionality.

### OPEN LIVING ROOM/DINING ROOM

17' 9" x 14' 1" (5.41m x 4.29m)

### KITCHEN

11' 2" x 7' 7" (3.4m x 2.31m)

### BEDROOM ONE

13' 1" x 13' 8" (3.99m x 4.17m)

### BATHROOM

11' 4" x 7' 2" (3.45m x 2.18m)



## 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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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