



## Marina View

Fazeley, Tamworth, , B78 3BF

Offers In Excess Of £155,000

# Property Features

- Well-presented ground floor apartment
- Two well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Spacious living room with room for dining furniture
- Separate fitted kitchen
- Modern family bathroom
- Useful built-in storage cupboards
- Attractive purpose-built development
- Allocated and communal parking available
- No Chain



## Full Description

This well-presented ground floor apartment offers spacious and well-balanced accommodation, ideally suited to first-time buyers, downsizers or investors. Occupying a position within an attractive purpose-built development, the property benefits from two bedrooms, including a principal bedroom with en-suite facilities, alongside bright and comfortable living space throughout.

The apartment has been maintained in a neutral style, creating a light and welcoming environment that allows prospective purchasers to move straight in and make the space their own. The practical layout and generous room proportions combine to create a home that is both comfortable and easy to maintain.

### THE FORE

The property forms part of an attractive modern apartment building with a traditional brick facade and well-kept communal surroundings. A paved frontage and allocated parking areas contribute to the development's appealing first impression.

Access can be gained via a communal entrance leading to the apartment however, the property benefits from its own private entrance with a car parking space allocated right outside. The overall setting provides a pleasant balance between privacy and convenience. The building enjoys an established residential feel while remaining easily accessible for day-to-day living.

### INTERNAL

A welcoming entrance hall provides access to all principal rooms and benefits from useful built-in storage cupboards, helping to keep the living areas uncluttered. The spacious living room is filled with natural light and offers ample room for both seating and dining arrangements, making it a versatile space for relaxing, entertaining or working from



home.

The separate kitchen is fitted with a range of wall and base units, providing practical storage and preparation space. The apartment's two bedrooms are both well-proportioned, with the principal bedroom benefiting from its own en-suite shower room, while the second bedroom offers flexibility as a guest room, home office or additional sleeping accommodation. A family bathroom completes the internal layout and serves the property well.

#### LIVING ROOM

9' 8" x 16' 1" (2.95m x 4.9m)



#### KITCHEN

9' 8" x 6' 5" (2.95m x 1.96m)

#### BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)



#### BEDROOM ONE

10' 3" x 15' 1" (3.12m x 4.6m)

#### BEDROOM ONE EN-SUITE

6' 5" x 3' (1.96m x 0.91m)

#### BEDROOM TWO

6' 7" x 9' 7" (2.01m x 2.92m)



#### EXTERNAL

Externally, residents benefit from communal grounds and parking facilities, enhancing the convenience and practicality of apartment living. The surrounding areas are well maintained and complement the attractive appearance of the development. Outside the apartment is a private patio area where buyers can relax and sit outside in the warmer months

The combination of managed communal spaces and low-maintenance living makes this an appealing option for purchasers seeking a property that offers comfort without the demands of extensive upkeep.

#### 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.

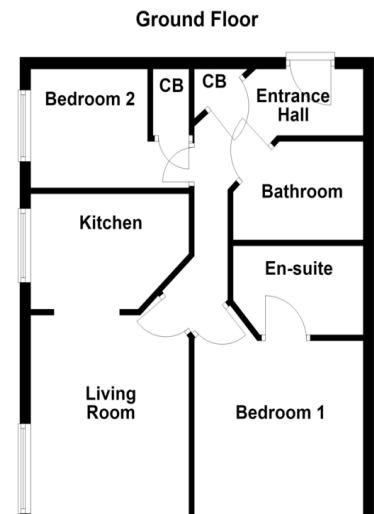
#### TENURE



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	80 C	80 C
55-68	D		
39-54	E		
21-38	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