



## 5 Mormet Court Croft Close, Tamworth, B77 1BP Offers over £180,000

Extremely well presented second floor apartment in the popular location of Tamworth. In brief the property comprises entrance hallway, open plan lounge kitchen, two bedrooms and bathroom. The property also benefits from double glazing, central heating (both where specified) and an allocated parking space.

## Approach

Access via a secure intercom system



## Entrance Hallway

Ceiling light point, double storage cupboard and access to loft void.

## Open Plan Lounge Kitchen

14'04" max x 21'06" (4.37m max x 6.55m )

French doors opening out to the balcony, two ceiling light points and radiator.

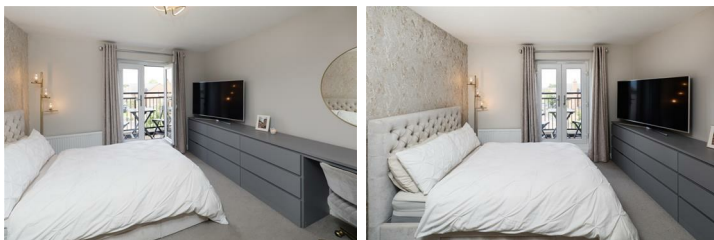
Kitchen: Having a range of matching wall, base and drawer units, integrated oven, hob, extractor fan, microwave, dishwasher and washer dryer, sink with mixer tap over, wall mounted boiler, radiator and double glazed window.



## Bedroom One

11'02" x 11'00" (3.40m x 3.35m)

French doors giving access to a balcony, ceiling light point and radiator.



## Bedroom Two

13'09" max x 7'05" (4.19m max x 2.26m)

Double glazed window, ceiling light point and radiator.



## Bathroom

Bath, separate shower cubicle with shower over, wash hand basin, low level wc, ceiling light point and heated towel rail.



## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: B

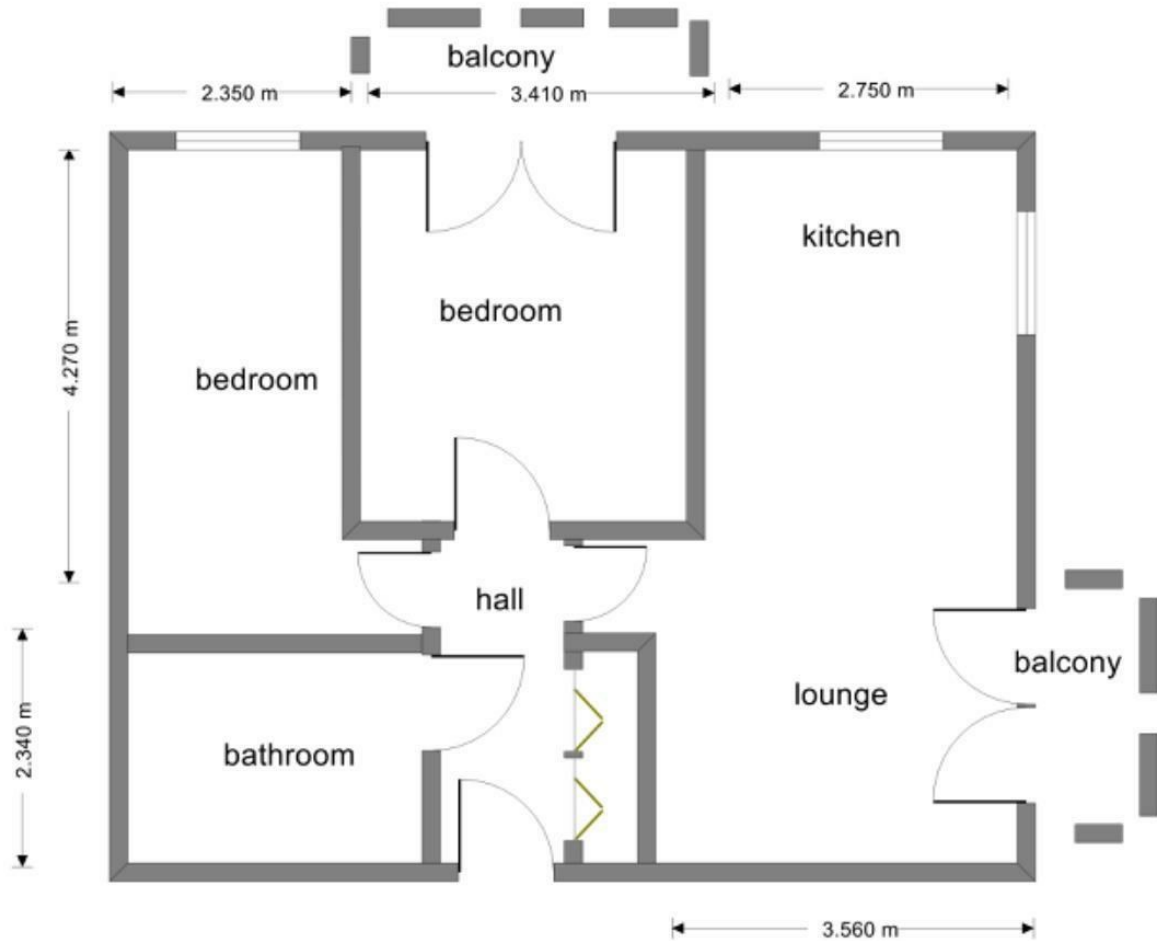
EPC Rating: B

Lease Years: TBC

Grond Rent: TBC

Service Charge: Approx £150 per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.