



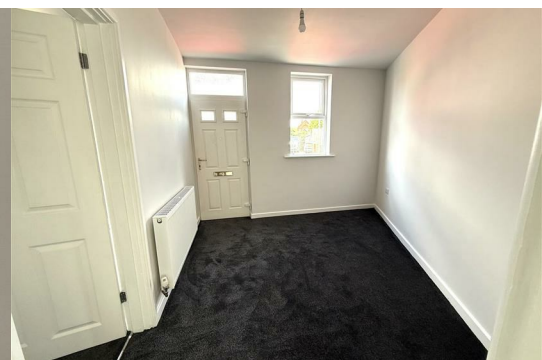
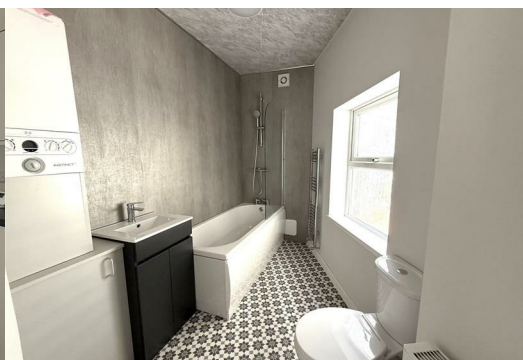
1 Ludgate

, Tamworth, B79 7EG

£120,000



Chase Owl are pleased to market this well presented one bedroom ground floor apartment. Ready to move in to as gone through a complete refurbishment programme so ideal for First Time Buyers, close to local amenities and offered WITH NO UPWARD CHAIN. Having Lounge, Bedroom, Refitted Breakfast Kitchen and Spacious Bathroom. Outside Storage.



Lounge 11'5" x 9'9" (3.48m x 2.97m)

Approached from composite front entrance door and having ceiling light point, radiator and upvc double glazed window to front aspect. Doors to Bedroom and Breakfast Kitchen.

Bedroom 12'10" x 11'5" (3.91m x 3.48m)

Having ceiling light point, coving, radiator, built in shelving and upvc double glazed window to front aspect.

Refitted Breakfast Kitchen 18'0" x 12'7" (5.49m x 3.84m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor hood over, space for washing machine and good sized larder cupboard. Ceiling light point, radiator, upvc double glazed window to side aspect and composite door to Rear Elevation. Door to Bathroom.

Refitted Bathroom

Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Two ceiling lights, heated towel rail, radiator, wall mounted combination boiler and airing cupboard. Upvc double glazed window to side aspect.

Outside

The rear of the property is accessed via gate and having block paved pathway to rear door. Also having brick storage shed for bins.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

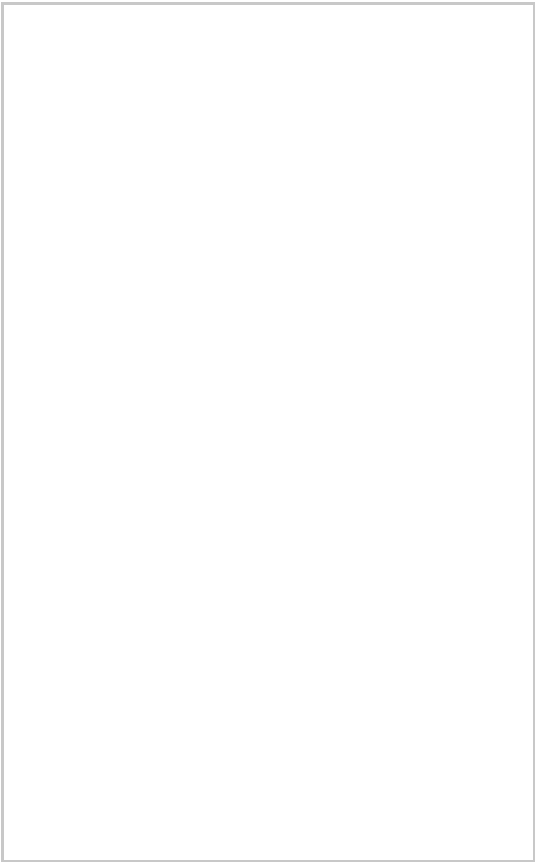
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

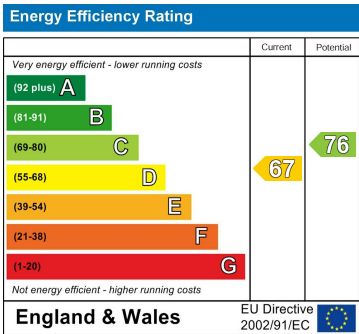
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

