



## Bolehall Manor House

Amington

Asking Price £130,000



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## Tenure

Leasehold

115 Years remaining

£100 Ground Rent pa

£1446.20 pa

## Accommodation Details

### Entrance and Approach

This fabulous 18TH CENTURY manor house has now been separated into six luxury apartments. This apartment is on the ground floor with private entrance and allocated parking for one vehicle. This apartment looks out over the rear and fields and has a private pathway leading from the parking to the front door or via some steps from the street.

### Entrance Hall

As you enter the property you'll find it's been neutrally decorated in white with in built matting to the floor leading further onto mocha coloured carpets. The entrance hall has three spotlights fitted to the ceiling along with the airing cupboard with water tank and storage space.

### Bedroom

13'10" x 12'1" (4.22 x 3.70)

The carpet from the entrance hall leads through into the bedroom and you will noticed that this space is also decorated in white with four ceiling spotlights and a large window. This room has a wall mounted thermostatic controlled radiator along with multiple plug sockets and BT open reach point. There is also built-in storage allowing plenty of space to act as a walk in wardrobe and also has a spotlight.

### Bathroom

7'9" x 6'9" (2.37 x 2.08)

The bathroom is located just off from the bedroom and has grey tiles to the floor along with white tiles covering the wall with mosaic effect borders. The bathroom comprises of a full size white bath with shower over and glass shower screen, white porcelain WC and large white porcelain hand basin.

## Living Room

14'0" x 9'9" (4.27 x 2.99)

The living room is located at the rear of the property with a large window looking out over to the parking area, river and field beyond. There is also a side window allowing in plenty of natural light. With a wall mounted thermostatic controlled radiator along with multiple plug sockets and aerial point. This room has been decorated in white with six ceiling spotlights and the carpet from the hallway following through.

## Kitchen

10'7" x 6'5" (3.25 x 1.96)

This open plan kitchen has black tiles to the floor along with cream tiles to half height. With cream high gloss base units fitted with silver bar handles and black wall units with matching handles. The kitchen comprises of fridge and freezer and integrated washing machine. The worktops are black granite effect and there is an electric oven and four hob electric burner along with chrome built-in extractor fan.

## Local Authority and Council Tax Band

Tamworth Council

Band B

## Postcode for Sat Navs

B77 3BF

## Out of Hours Contact Arrangements

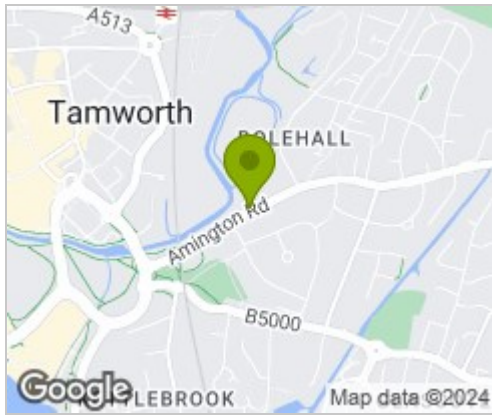
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GROUND FLOOR



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**Council Tax band: B. Tenure: Leasehold**

**Viewing**

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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