



## Bolehall Manor House

Amington Road

Asking Price £120,000



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## Tenure

Leasehold

115 Years remaining

£100 pa Ground Rent

£1446.20 Service charge pa

## Accommodation Details

### Entrance and Approach

Entrance into this property is through the main door and leading up the stairs to the first floor. The main door has a video intercom. Heading through the front door of the apartment you come into a small entrance hallway which is carpeted in mocha with magnolia walls and ceiling spotlight. The entrance hall also houses the thermostat and the intercom system.

### Living Room

13'4" x 9'1" (4.07 x 2.79)

Leading off from the hallway you come into a cosy living room which has two windows allowing in plenty of natural light. The carpets from the hallway follow through and the walls are also decorated in magnolia. In this area you will really appreciate the grandeur of the original building with the high ceilings. This room has six spotlights to the ceiling along with the thermostatic controlled radiator multiple plug sockets, aerial port, TV points and Internet port

### Kitchen

9'9" x 7'7" (2.98 x 2.33)

The kitchen is open plan from the living room with cream high gloss base units with silver bar handles along with black high gloss wall units with matching handles. The floor is tiled in black and the kitchen comes with an integrated fridge freezer, fitted oven with four burner electric hob along with chrome extractor fan and integrated washing machine. This area has been tiled to half height with cream tiles and has multiple plug sockets.

### Bedroom

15'5" x 8'3" (4.72 x 2.52)

Leading off from the living room this double bedroom has two windows allowing in plenty of light with the carpets leading through from the living room. This area has five ceiling spotlights and is decorated in white with built in airing cupboard.

### Shower room

7'8" x 5'9" (2.36 x 1.76)

The shower room is located at the front of the building and comes with a dual flush built in vanity WC with hand basin and mixer tap again with a built-in vanity for additional storage. There is also a single shower cubicle which is fully tiled in white with mosaic effect tiles which you see running around the whole of the bathroom. In here you will find two spotlights to the ceiling along with the built-in extractor fan and chrome heated towel rail. The floor has been tiled.

### Local Authority and Council Tax Band

Tamworth Council

Band A

### Postcode for Sat Navs

B77 3BF

### Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

### Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

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GROUND FLOOR

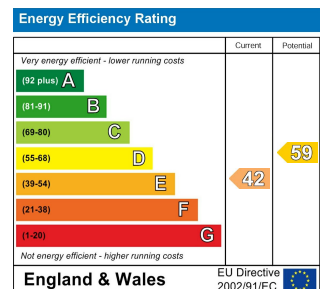


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax band: A. Tenure: Freehold**

### 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.



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