



Chaucer Close

Tamworth, Staffordshire, B79 8DT

Offers Over £120,000

Property Features

- Well, Presented Ground Floor Maisonette
- Convenient Location on the North Side of Town
- Access to Commuter Routes, Local Schooling and Shopping Amenities
- Reception Hall
- Fitted Kitchen
- Bedroom
- Shower Room
- Allocated Parking Space
- Communal Garden Area

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this well presented ground floor maisonette located in a convenient location on the north side of town, with easy access to commuter routes, local schooling and shopping amenities.

THE FORE

The property is approached via the allocated communal parking area, with access to the maisonette at the right hand side of the building.

INTERNAL

The welcoming entrance hallway has an airing cupboard and provides access to all rooms. The spacious lounge has two windows to the front aspect providing an abundance of natural light, useful built-in storage cupboard providing excellent storage space. The well appointed kitchen has a range of base units and drawers with work surfaces over and induction hob. There is a further range of matching wall units providing superb additional storage space, appliance space and window to the rear elevation. The bedroom provides a quiet retreat with window to the rear overlooking the communal garden area and open access to storage area. The shower room provides corner shower cubicle, close coupled WC and wash hand basin, with obscure window providing natural light.



RECEPTION HALLWAY

LOUNGE

13' 8" x 13' 4" (4.17m x 4.06m)

KITCHEN

9' 8" x 7' 3" (2.95m x 2.21m)

BEDROOM

11' 7" x 9' 8" (3.53m x 2.95m)

SHOWER ROOM

6' 6" x 6' 0" (1.98m x 1.83m)

EXTERNAL

To the rear of the block of maisonettes is access to the communal garden area, with large lawned area and pathways.



ANTI MONEY LAUNDERING

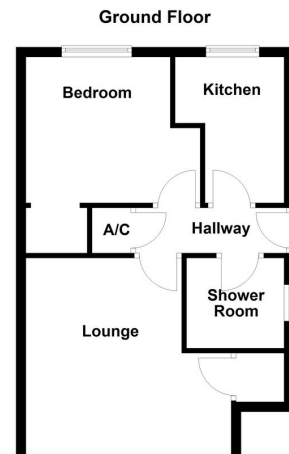
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of £190 and approximately 104 years left on the lease. Prospective buyers are advised to verify this information 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		75 C
55-68	D		
39-54	E	47 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