



## Rushworth Close

Tamworth, Staffordshire, B78 3FS

£182,000

# Property Features

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- Modern Top Floor Apartment
- Through Hallway
- Open Plan Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Grounds
- Allocated Parking
- Communal Parking
- Close to Local Amenities

## Full Description

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Nestled within this highly sought after area, this newly built, top-floor apartment offers an exceptional blend of modern living and convenience. Boasting two bedrooms and a host of desirable features, this property is ideal for those seeking comfort, style, and accessibility.

### COMMUNAL ENTRANCE

Upon entering, you're greeted by a well-maintained communal hallway, providing access to the secure top floor. Natural light floods in through the windows, complemented by automatic lighting, creating a welcoming atmosphere. Ascend the stairs to discover your private apartment.

### APARTMENT ACCOMMODATION

Stepping inside, a through entrance hall reveals two built-in storage cupboards, offering ample space for belongings. A third cupboard serves as a utility section, complete with plumbing for a washing machine and linen shelving units, enhancing practicality.

The heart of the home unfolds into an open plan living room and kitchen, perfect for modern-day living. A Juliet balcony graces the front aspect, offering a charming spot to enjoy views of the surroundings. Window from the kitchen window provides captivating vistas across Hopwas and beyond, infusing the space with natural beauty.

The also kitchen boasts a stylish array of matching base and wall units, integrated appliances, and sleek working surfaces, ensuring both functionality and aesthetic appeal. The lounge area offers generous floor space for freestanding furniture, ideal for relaxation and entertaining.





Retreat to the master bedroom, where ample floor space accommodates a double bed and wardrobe recess, promising comfort and convenience. The second bedroom, currently utilised as a dressing room, offers versatility and a window to the front aspect, inviting in natural light.

Completing the accommodation, the family bathroom features a pristine white suite, comprising a bath, wash basin, and close-coupled WC, providing a serene space to unwind and refresh.

#### THROUGH HALLWAY

#### OPEN LIVING ROOM

13' 08" x 11' 04" (4.17m x 3.45m)

#### OPEN KITCHEN

6' 10" x 11' 04" (2.08m x 3.45m)

#### BEDROOM ONE

9' 09" x 11' 06" (into recess) (2.97m x 3.51m)

#### BEDROOM TWO

10' 00" x 6' 10" (3.05m x 2.08m)

#### BATHROOM

7' 10" x 6' 06" (2.39m x 1.98m)

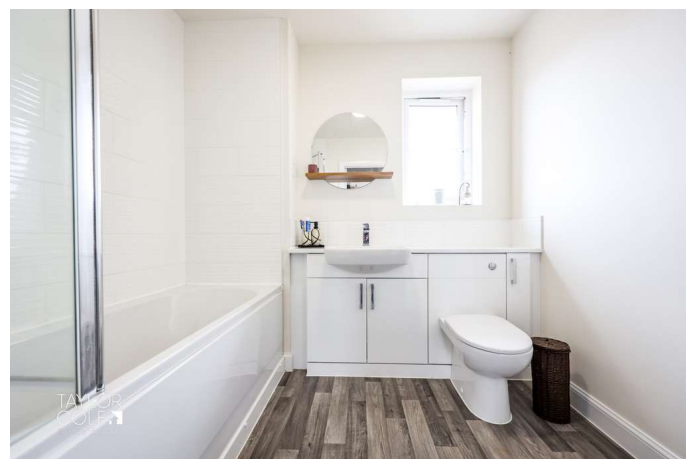
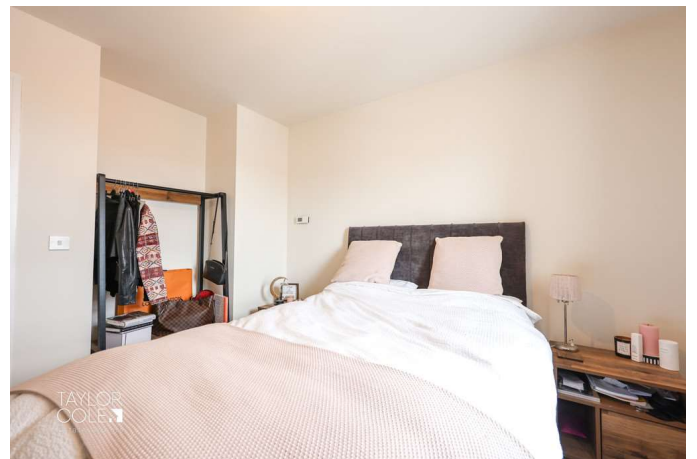
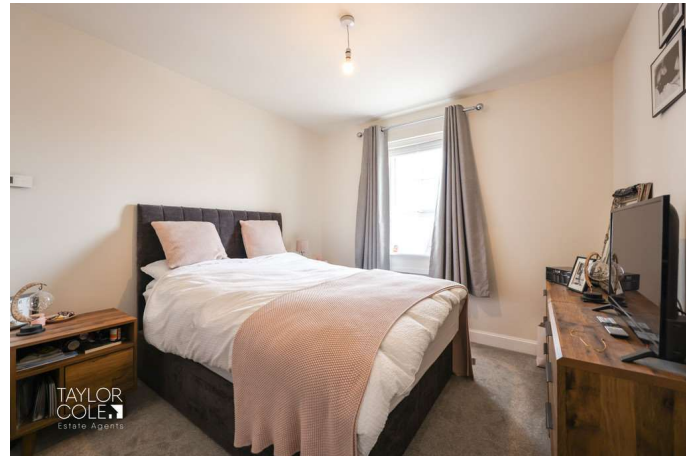
#### COMMUNAL GROUNDS

Outside, the development boasts communal areas and allocated parking spaces for residents and visitors alike, ensuring convenience and a sense of community.

In summary, this superb top-floor apartment offers a harmonious blend of modern living, privacy, and convenience, set within a desirable location close to Ventura Park's amenities, local schools, commuting links, and picturesque canal towpath walks. Don't miss the opportunity to make this your new home.

#### 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**

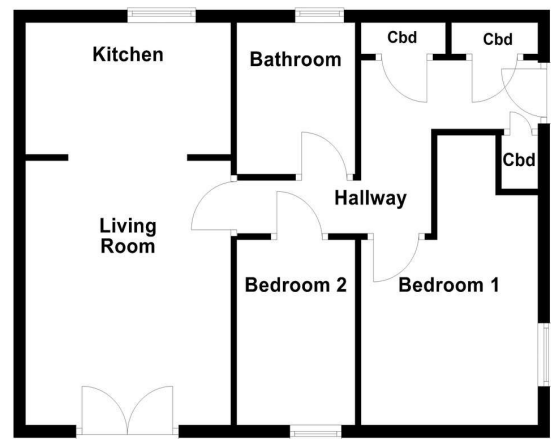
We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £1351 and approximately 998 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

**VIEWINGS**

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



**Ground Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	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