



Wensleydale

Wilnecote, Tamworth, B77 4PX

£170,000

Property Features

- Stunning Top Floor Apartment
- Secure Communal Entrance
- Welcoming Reception Hall
- Superb Open Aspect Living Space
- Impressive Views
- Two Generous Double Bedrooms
- Sleek Family Bathroom
- Two Allocated Car Parking Spaces
- 113 Year(s) Lease
- Modern Development

Full Description

Experience the epitome of modern living in this stunning top floor two-bedroom apartment, exuding a luxurious penthouse feel with enviable panoramic views over Tamworth.

THE FORE

The building is nestled within well-maintained communal grounds, offering a serene and picturesque setting. Residents benefit from separate bin storage areas and two allocated car parking spaces, with additional visitor parking available. The building's composite entrance door features external courtesy lighting and an intercom system for secure and convenient access.

INTERNAL

Stepping inside, you are greeted by a bright and inviting ambience, enhanced by high ceilings and contemporary finishes throughout, creating a spacious and airy environment.

The main hub of the home is the stunning open aspect living space, where the lounge and fitted kitchen blend seamlessly to create a luxurious yet functional area. This space is perfect for both relaxation and entertaining, with ample room for dining and socializing.



The spacious master bedroom boasts comfortable double proportions and a UPVC double glazed window that frames the tranquil rear aspect, offering a peaceful retreat. The versatile second bedroom offers similar benefits and is currently being utilised as a dressing room/home office, demonstrating the flexibility of the space to cater to various lifestyle needs.

The attractive family bathroom features a sleek three-piece suite encased in a quality tiled surround. It includes a panelled bathtub with shower screen and fitment over, a pedestal hand wash basin, and a close coupled WC, ensuring a stylish and functional space for everyday use.

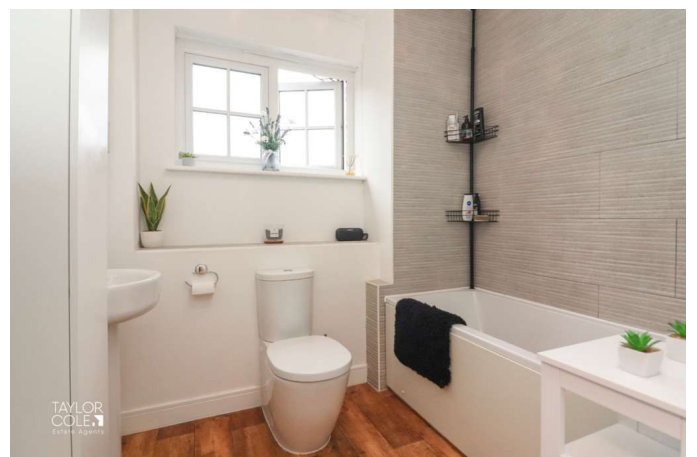
RECEPTION HALL

OPEN PLAN LIVING SPACE

BEDROOM ONE

BEDROOM TWO

BATHROOM



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

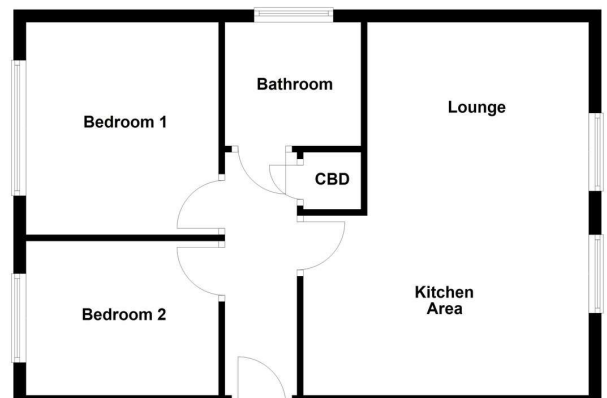
We have been advised by the current owner that the property is leasehold with an annual service charge of £984.16 and an annual ground rent charge of £156 and approximately 113 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

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



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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