



Palmerston Avenue
Wilnecote, Tamworth, B77 5FJ

£149,950

Property Features

- Stunning Ground Floor Apartment
- Communal Entrance Hallway
- Superb Dual Aspect Lounge
- Magnificent Fitted Kitchen
- Main Bedroom & En Suite
- Versatile Second Bedroom
- Family Bathroom
- Communal Gardens
- Allocated Parking
- Leasehold (Circa 104 Years)

Full Description

This stunning ground-floor apartment is wonderfully situated within a highly sought-after residential development, offering the perfect blend of convenience and luxury. Ideally located just a short distance from local schools, shopping amenities, and commuter links, this exceptional property comes with one allocated parking space and additional communal visitor parking for guests.

INTERNAL

As you approach the building, you'll find a secure communal entrance, equipped with a modern intercom system, providing easy and safe access to each individual apartment.

Once inside, the apartment impresses with its bright and inviting through entrance hall. The main living area is a dazzling dual-aspect reception space that effortlessly combines both lounge and dining areas with a stunning fitted kitchen. This remarkable space not only offers private views beyond the development but also creates a perfect setting for delightful gatherings. The kitchen further enhances the luxurious feel, featuring contemporary base units and seamlessly integrated modern appliances.

Adjacent to the lounge, the property boasts a wonderful main bedroom with generous proportions, complete with fitted wardrobes. A sleek en suite bathroom complements this space, providing a private and relaxing retreat.

A comfortable second bedroom offers versatility and can easily serve a range of functions, having previously been used as an additional bedroom or home office.



The internal accommodation is completed by a stylish family bathroom, which includes a three-piece suite with a panelled bathtub, shower screen, and overhead fitment, as well as a pedestal hand wash basin and a close-coupled WC.

COMMUNAL HALLWAY

THROUGH ENTRANCE HALL

OPEN ASPECT KITCHEN/LOUNGE AREA

LOUNGE AREA

13' 3" x 9' 4" (4.06m x 2.87m)

IMPRESSIVE FITTED KITCHEN

9' 8" x 9' 8" (2.95m x 2.95m)

BEDROOM ONE

15' 10" x 10' 0" (4.83m x 3.05m)

EN SUITE

7' 10" x 4' 11" (2.39m x 1.50m)

BEDROOM TWO

9' 8" x 9' 8" (2.95m x 2.95m)

BATHROOM

7' 10" x 6' 5" (2.39m x 1.96m)



ANTI MONEY LAUNDERING

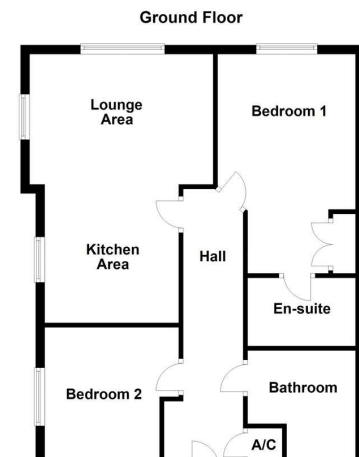
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge of £900 and an annual ground rent charge of £150 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	78 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