



Basin Lane

Apartment 3, Tamworth, , B77 2AH

Offers In Region Of £158,000



# Property Features

- Stylish Two Bedroom Apartment In A Well Maintained Modern Block
- Bright And Spacious Living Room
- Contemporary Fitted Kitchen With Integrated Appliances
- Generous Master Bedroom With Built In Wardrobe
- Second Double Bedroom
- Modern, Fully Tiled Bathroom
- Two Convenient Storage Cupboards
- Allocated And Visitor Parking Available
- Landscaped Front Areas Provide Pleasant Outdoor Space
- Leasehold

## Full Description

This modern first floor apartment is situated in a well maintained, purpose built block set back from a quiet residential road, offering an attractive frontage with landscaped greenery and ample off street parking visible upon arrival.

### THE FORE

This apartment comprises of a spacious and bright living room with dual aspect windows and a contemporary finish, flowing seamlessly into a modern kitchen equipped with integrated appliances and generous countertop space. The layout also includes two well proportioned double bedrooms, both presented in excellent decorative order. The main bedroom offers a serene retreat with built in storage, while the second bedroom is equally bright and versatile. A stylish, fully tiled bathroom and two convenient storage cupboards complete the interior, providing practical living with a sleek aesthetic.

### GROUND FLOOR

#### LIVING ROOM

14' 9" x 14' 8" (4.5m x 4.47m)

#### KITCHEN

7' 4" x 13' 2" (2.24m x 4.01m)

#### BATHROOM

8' 9" x 10' 3" (2.67m x 3.12m)

#### BEDROOM ONE

12' 1" x 11' 3" (3.68m x 3.43m)

#### BEDROOM TWO

7' 0" x 12' 4" (2.13m x 3.76m)



## EXTERNAL

The property benefits from an allocated parking space conveniently located within the private residents' car park, just a short walk from the building entrance. Clearly marked and easily accessible, the space offers secure, off street parking in a well maintained area, providing added peace of mind and everyday convenience for residents.

## ALLOCATED PARKING

## 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.

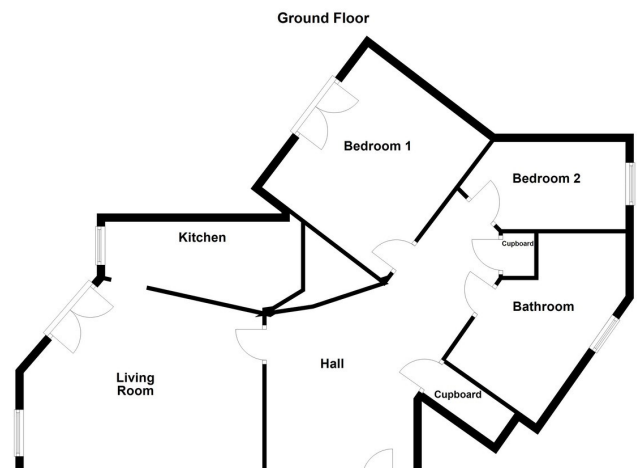
## TENURE

We have been advised by the current owner that the property is leasehold however we have not inspected a copy of 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.





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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