



HUNTERS[®]
HERE TO GET *you* THERE

Flat 14 Braddan Court Lichfield Road, Tamworth, B79 7SF

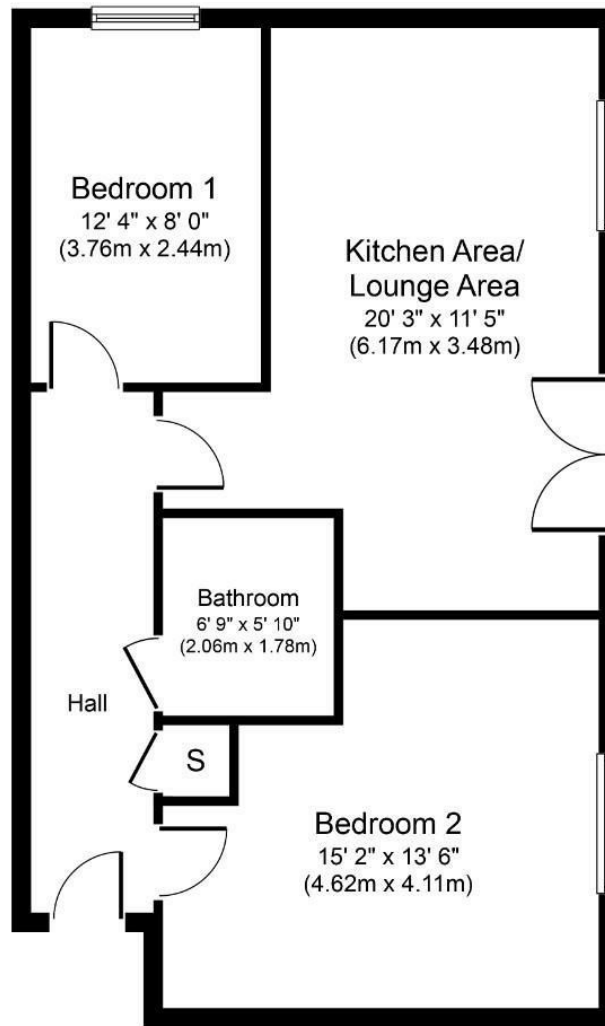
Flat 14 Braddan Court Lichfield Road, Tamworth, B79 7SF

Asking Price £185,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this charming, recently redecorated throughout, two bedroom, second floor apartment located within the beautiful Georgian style development of Braddan Court, on the highly popular north side of Tamworth.

The property benefits from a secure gated entrance with remote controlled electric opening gates, 2 allocated car parking spaces and communal gardens and is within easy access to Tamworth town centre, Ventura retail park, local amenities and commuter routes, perfect for first time buyers, investors and those looking to downsize.

In brief the property comprises: Two allocated parking spaces, entrance hallway, spacious open plan kitchen & living room, 2 double bedrooms and a bathroom.



Approximate Floor Area
658 sq. ft.
(61.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
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Lounge Area

New carpet, Juliet balcony, radiator, power points, down lights.

Kitchen Area

Double glazed windows to front, wall and base units, built in oven and hob, splash back, stainless steel sink and drainer, integrated dishwasher, power points, radiator.

Bedroom One

Double glazed windows to front, new carpet, radiator, power points.


Bedroom Two

Double glazed windows to side, new carpet, power points, radiator, down lights.

Bathroom

Complete new bathroom installation 2 years ago, Low flush w/c, sink, bath with overhead shower, part tiled walls, extractor, down lights, heated towel rail.

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|--|----------------------------|---|
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



