



**HUNTERS®**

HERE TO GET *you* THERE

**Rosy Cross, 22 Damson Court, Tamworth, B79  
7NE**

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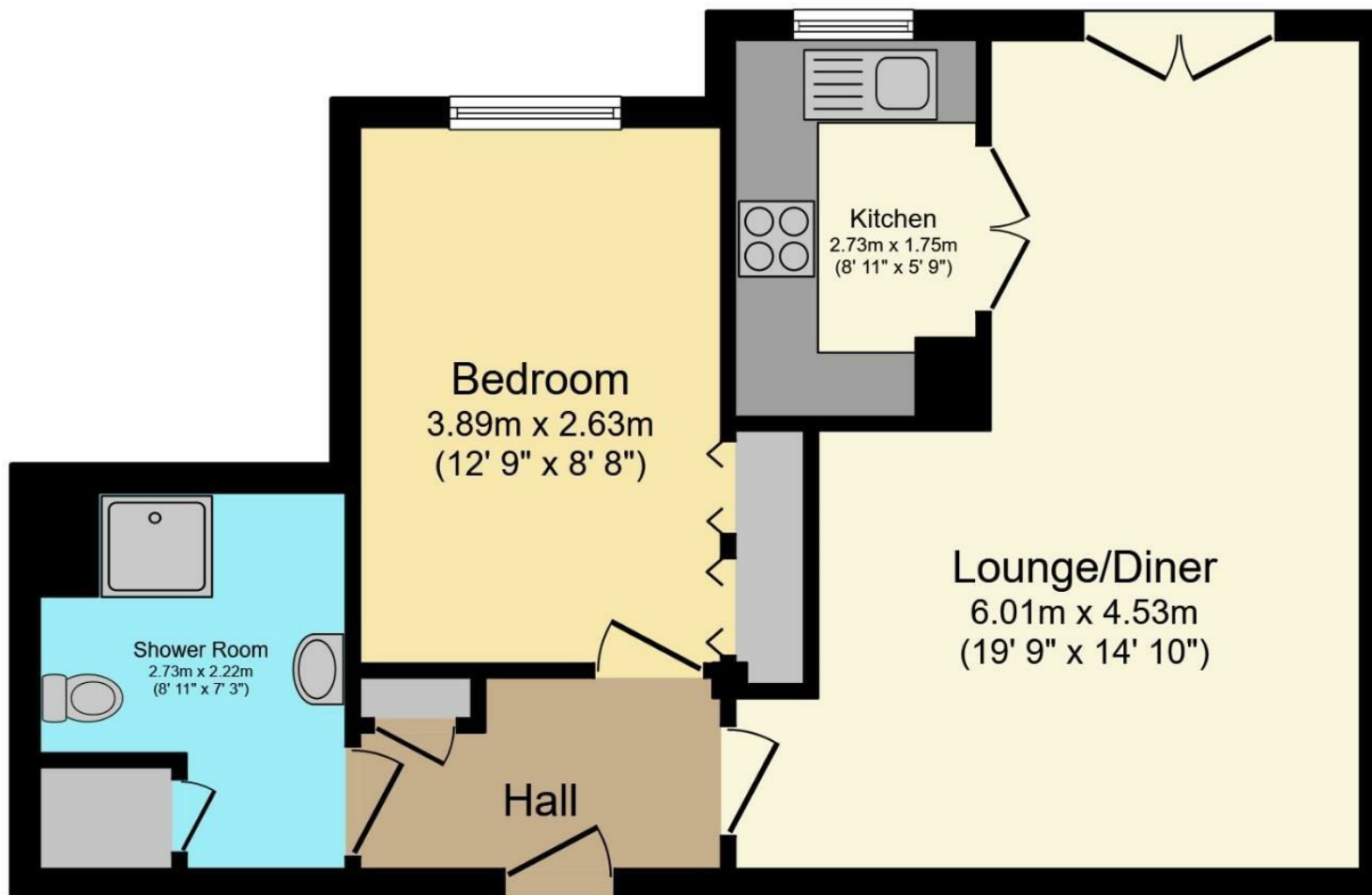
## **Offers In The Region Of £142,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming one-bedroom first floor retirement apartment is perfectly situated for access to the Tamworth town centre, shopping facilities, pubs and restaurants. Ideally placed for all local transport links and all commuter, this exceptional apartment has its own access to the attractive communal garden and onsite parking.

The development for the over 60's also offers communal laundry facilities, gated communal gardens, communal parking and residents lounge where all residents/guests can choose to partake in regular social activities. In case of an emergency Damson Court offers a 24 hour emergency response system together with an on-site manager.

In brief, this property comprises: An entrance hall, lounge/diner, kitchen, bedroom and shower room with access to the communal garden and onsite parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	83	87
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**Entrance hall**

Carpeted flooring, ceiling light, power points, storage cupboard

**Lounge/Diner**

19'9" x 14'10"  
Carpeted flooring, electric storage heaters, ceiling light, power points, feature fireplace, balcony door

**Kitchen**

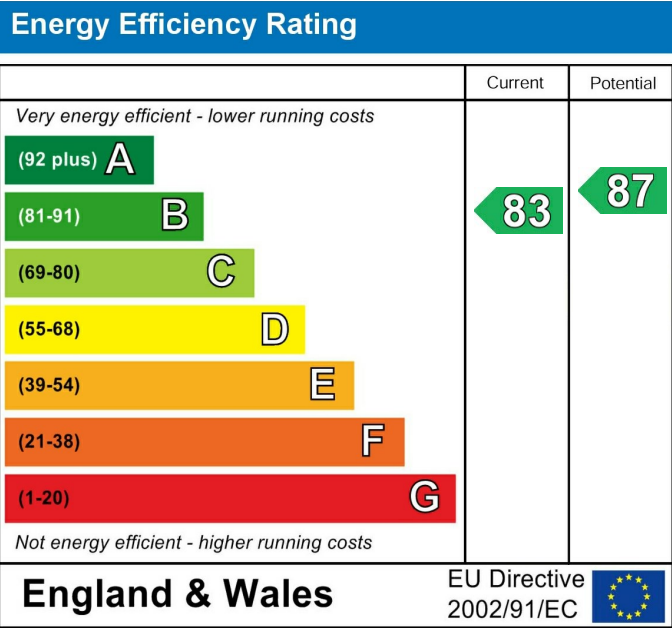
8'11" x 5'9"  
Wall and base units, wood effect vinyl flooring, double glazed window to side, stainless steel sink and drainer, integrated fridge, integrated oven, integrated freezer, hob, extractor, tiled walls, power points, ceiling light

**Bedroom**

12'9" x 8'8"  
Carpeted flooring, double glazed window to side, fitted wardrobes, ceiling lights, power points, electric storage heater

**Shower Room**

8'11" x 7'3"  
Carpeted flooring, walk in shower, sink and vanity unit, low flush WC, tiled walls, storage cupboard, ceiling light, extractor fan



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.















