



Ridware House Barlaston Way, Amington TAMWORTH

burchell  
edwards

# Ridware House Barlaston Way, Amington TAMWORTH B77 4FU

for sale offers over  
**£175,000**



## Property Description

This ideal first buy or investment is located on the ground floor, accessed via a secure entrance hall. The property has a main hallway which is a great size and has plenty of natural light and also offers useful storage space. Doors from here lead off to the two bedrooms, the bathroom and the main living space which provides an open plan, L-shaped room with space for dining, cooking as well as the lounge.

The property comes with a parking space and there is also additional visitor parking available. This Redrow development has been very popular and well received with few properties of this type built-call today to see inside!

## Entrance Hallway

Double glazed window to side elevation and central heating radiator.

## Kitchen/ Family Room

20' 5" max x 15' 3" max ( 6.22m max x 4.65m max )  
Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, tower oven and grill, peninsula bar, electric hob and two central heating radiators.



## Bedroom One

12' 4" max x 10' 3" ( 3.76m max x 3.12m )  
Double glazed window to side elevation and central heating radiator.

## Bedroom Two

10' 9" x 8' 2" ( 3.28m x 2.49m )  
Double glazed window to side elevation and central heating radiator.

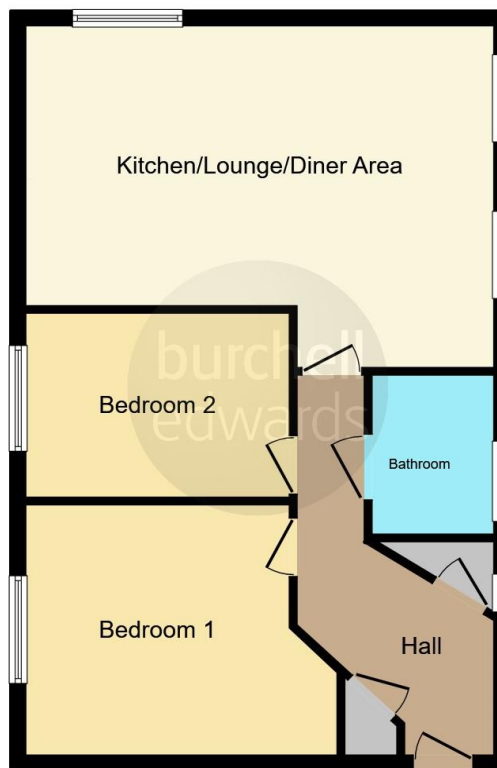
## Bathroom

Double glazed window to side elevation, panelled bath with shower and shower screen, W.C, wash hand basin and heated towel rail.









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)

To view this property please contact Burchell Edwards on

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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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