



The Wheelhouse, Kingsbury Tamworth



# The Wheelhouse, Kingsbury Tamworth B78 2DN

for sale  
**£160,000**



## Property Description

'This apartment makes up part of the well sort after complex at Arden Mews. Great for young professionals, first time buyers, those looking for a comfortable downsize or even buy to let investors, this property will appeal to a wide range of buyers. Set on the top floor and decorated to a high standard the property also overlooking the peaceful communal area. The main reception room has a modern kitchen area with plenty of room for dining. Being in Kingsbury and close to M42 the area enjoys being in a quiet village as well benefiting from good commuter links. View it now to fully appreciate.'

## Communal Hallway

Secure communal hallway with storage cupboard.

## Kitchen/ Lounge/ Diner

21' max x 10' max ( 6.40m max x 3.05m max )  
Double glazed window to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer, oven, induction hob, space for further appliances and two central heating radiators.

## Bedroom One

14' 9" x 9' 6" ( 4.50m x 2.90m )  
Double glazed window to rear elevation and central heating radiator.

## En-Suite

Shower cubicle, low level flush WC, wash hand basin and extractor fan.

## Bedroom Two

11' 4" max x 9' 3" max ( 3.45m max x 2.82m max )  
Double glazed window to side elevation and central heating radiator.

## Bathroom

Shower, bath, low level flush WC, wash hand basin, tiled to splash prone areas and central heating radiator.

## Outside

Communal garden and allocated parking space.















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

**T 01827 66400**  
**E [tamworth@burchelledwards.co.uk](mailto:tamworth@burchelledwards.co.uk)**

1 Bolebridge Street  
 TAMWORTH B79 7PA

**EPC Rating: C**

**Tenure: Leasehold**

**view this property online [burchelledwards.co.uk/Property/TAM206552](http://burchelledwards.co.uk/Property/TAM206552)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: TAM206552 - 0003**