



TAYLOR  
COLE.  
Estate Agents



Leven Road  
Tamworth, B77 2TH

£160,000

# Property Features

- Second floor, single storey apartment within a modern development
- Two well proportioned bedrooms
- Bright open-plan kitchen, dining and living space
- Modern fitted kitchen with integrated appliances
- Neutral decor throughout
- Communal entrance
- Allocated parking plus visitor spaces
- Well maintained communal gardens
- Ideal for first time buyers, downsizers or investors

## Full Description

A well proportioned two bedroom second floor apartment offering modern open-plan living, a neutral finish throughout and an excellent layout. The property is ideal for first time buyers, downsizers or investors and is set within a well maintained residential development with parking and communal grounds.

### THE FORE

The apartment is located within a modern purpose built block set around a communal parking area. The building is well maintained and benefits from clearly defined resident and visitor parking.

### INTERNAL

The accommodation begins with a welcoming entrance hall providing access to all rooms. The open-plan kitchen, dining and living room is bright and spacious, offering ample room for seating and dining, with the kitchen fitted with modern units, worktops and integrated appliances. Bedroom one is a generous double room with space for wardrobes and furnishings, while bedroom two offers flexibility as a guest room, home office or additional bedroom. The bathroom is well presented and fitted with both a bath and a shower, completing the internal accommodation.

### BEDROOM TWO

10' 6" x 9' 4" (3.2m x 2.84m)

### BEDROOM ONE

13' 2" x 11' 6" (4.01m x 3.51m)

### BATHROOM

9' 2" x 6' 6" (2.79m x 1.98m)



## OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

22' 6" x 11' 7" (6.86m x 3.53m)

## EXTERNAL

Externally, the development benefits from well maintained communal gardens and green areas, along with allocated resident parking and additional visitor spaces. The surrounding grounds are tidy and offer a pleasant environment with easy access to nearby amenities and transport links.

## 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 that this property is leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

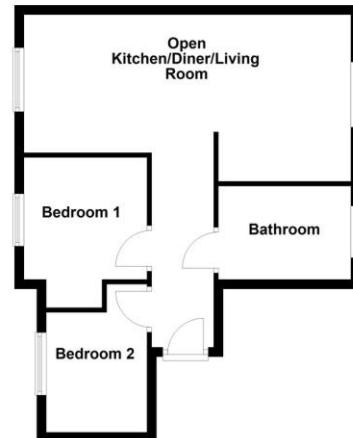
By prior appointment with Taylor Cole Estate Agents on the contact number provided.





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Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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