



Moorgate
Tamworth, B79 7EY

(Offers Over) £148,000

Property Features

- Attractive and well-presented top-floor apartment in a popular residential development
- Bright and spacious open-plan living/dining area with modern decor
- Contemporary fitted kitchen with integrated appliances
- Two well-proportioned bedrooms
- Stylish, modern bathroom with quality fixtures and elegant tiling
- Welcoming entrance hall with useful built-in storage
- Secure entry system providing added peace of mind
- Allocated parking with additional visitor spaces available
- Positioned in a quiet part of the development with pleasant outlooks
- Close to local amenities, transport links and green spaces, offering excellent convenience



Full Description

This beautifully presented top-floor, two-bedroom flat offers spacious accommodation, modern interiors and an excellent layout ideal for first-time buyers, downsizers or investors. Located in a well-maintained development, the property benefits from bright rooms, updated decor, and convenient access to local amenities and transport links.

THE FORE

The building is a modern, purpose-built block set within a residential development. The communal entrance is well-kept, with secure access and tidy shared areas. As the flat is on the top floor, it enjoys additional privacy, improved natural light, and no neighbours above.

INTERNAL

Internally, the flat is well presented throughout and begins with a welcoming entrance hall offering useful storage. The spacious open-plan living and dining area benefits from excellent natural light and modern decor, creating a comfortable and versatile space for relaxing or entertaining. The contemporary kitchen is fitted with stylish cabinetry, integrated appliances and ample worktop space, providing a practical and attractive cooking environment. Both bedrooms are well proportioned, with the main bedroom offering generous space for furnishings and the second bedroom functioning well as a guest room, office or additional sleeping area. The bathroom is modern and tastefully finished, featuring quality fittings and elegant tiling to complete the accommodation

OPEN PLAN LIVING/DINING AREA

17' 1" x 11' 8" (5.21m x 3.56m)

KITCHEN

10' 9" x 5' 5" (3.28m x 1.65m)



BEDROOM ONE

13' x 9' 4" (3.96m x 2.84m)

BEDROOM TWO

9' 8" x 7' (2.95m x 2.13m)

BATHROOM

9' 3" x 5' 4" (2.82m x 1.63m)

EXTERNAL

The development includes residents' parking and well-maintained communal grounds. Its top-floor position offers appealing views across the surrounding area, while the location provides easy access to local shops, transport links and green spaces.

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.

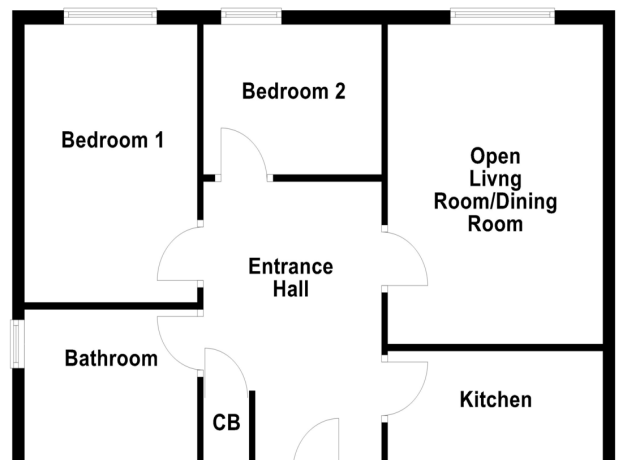
VIEWING

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





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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