



Mair Court, Wigginton Road, Tamworth

# Mair Court, Wigginton Road, Tamworth, B79 8RL

for sale offers over  
**£180,000**



## Property Description

Set on the well regarded Wigginton Road, Mair Court is a premium purpose built development of apartments. This ground floor property is accessed through the secure gated entrance to add peace of mind.

The property boasts allocated parking and offers ample space that includes: a welcoming and bright entrance hallway, a spacious lounge looking out to the front of the home, two good sized bedrooms, a contemporary kitchen, a family bathroom and an en suite for the benefit of the principal bedroom.

The location offers easy access to Tamworth whilst sitting outside the busy centre of Town giving the best of both worlds. Tamworth railway station is also in easy reach.

As with all the best homes an internal inspection is essential to fully appreciate this one- strictly by appointment, call us today for more information and to see inside!

## Lounge

16' 5" plus bay x 10' 2" ( 5.00m plus bay x 3.10m )  
Double glazed window to front elevation and central heating radiator.

## Kitchen

10' 2" x 7' 8" ( 3.10m x 2.34m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, integrated dishwasher and fridge freezer, central heating boiler housed.

## Bedroom One

9' 9" x 11' 4" max to wardrobe plus recess ( 2.97m x 3.45m max to wardrobe plus recess )  
Two double glazed windows to front elevation and central heating radiator.

## En-Suite

Walk in shower, W.C and wash hand basin.

## Bedroom Two

12' 6" max to recess x 6' 9" ( 3.81m max to recess x 2.06m )  
Double glazed window to front elevation and central heating radiator.

## Bathroom

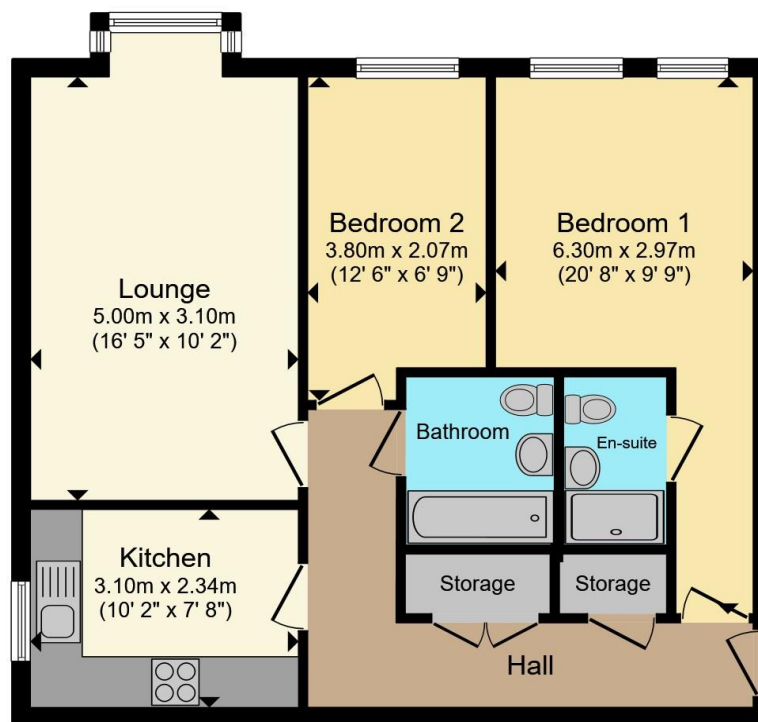
Panelled bath with shower over, W.C, wash hand basin and central heating radiator.











Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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1 Bolebridge Street  
TAMWORTH B79 7PA

EPC Rating: B Council Tax  
Band: C

Service Charge: 895.00 Ground Rent:  
250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2008. 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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