



## 12 St. Peters Place Church Lane, Tamworth, B78 2LR

**£140,000**

Well presented and unique one bedroom bungalow in the popular location of Kingsbury. In brief the property comprises lounge, kitchen, bedroom and bathroom. There are landscaped communal gardens and generous parking facilities available. The property is also within close proximity to Kingsbury Water Park.

## Approach

Via shared pathway, with area laid to lawn and mature shrubs.



## External

Fully landscaped communal gardens, parking facilities for residents and visitors.



## Lounge

13'9 x 9'6 (4.19m x 2.90m)

Double glazed picture window, radiator and ceiling light point.



## Kitchen

6'0 x 9'6 (1.83m x 2.90m)

Double glazed window, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated oven and hob with extractor over, space for white goods, wall mounted central heating boiler and ceiling light point.



## Bedroom

10'4 x 7'1 (3.15m x 2.16m)

Double glazed window, fitted wardrobes, radiator and ceiling light point.



## Bathroom

6'0 x 7'0 (1.83m x 2.13m)

Double glazed obscured window, panel bath with shower over, low level w/c, pedestal hand wash basin, airing cupboard, radiator and ceiling light point.

## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

This is a leasehold property with approximately 109 years left on the lease

Council Tax Band - A

EPC Rating - D

Annual service charge approx £764 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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