

FOR SALE



Waterfall Court, Tamworth

1 Bedroom, 1 Bathroom, Apartment

£130,000





Martin & Co are pleased to present this immaculately presented first floor one bedroom apartment in Wilnecote.

- IMMACULATEDLY PRESENTED
- FIRST FLOOR APARTMENT
- SPACIOUS THROUGHOUT
- MODERN SHOWER ROOM
- ALLOCATED PARKING
- EASY ACCESS COMMUTER LINKS
- EXCELLENT LOCAL SCHOOLS

The property briefly comprises; Entrance hallway, modern shower room, fitted kitchen, spacious lounge/diner and double bedroom. The property benefits from having allocated and visitor parking, communal gardens and easy access to the town of Tamworth and major commuter routes. Viewings are strongly advised to appreciate the space and presentation of the property.

Council Tax - Band B

EPC-75C

Key facts for Buyers - see report below

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY 14' 8" x 3' 5" (4.47m x 1.04m) Having wood effect flooring and doors to;

SHOWER ROOM 5' 5" x 7' 11" (1.65m x 2.41m) Modern shower room with double shower cubicle, pedestal wash basin, W.C, fully tiled walls and obscure window to side.

KITCHEN 10' 5" x 7' 11" (3.18m x 2.41m) A modern fitted kitchen offering a range of matching wall, work tops and base units. Integrated oven/hob/grill, space for washing machine and fridge freezer. With window to



side aspect and door to useful storage cupboard, part tiled walls and sink with drainer.

LOUNGE/DINER 10' 8" x 16' 5" (3.25m x 5m) A large open plan lounge diner with wood effect flooring and two sets of French doors both with 'Juliette' balconies allowing a large amount of natural light into the room.

BEDROOM 9' 8" x 10' 8" (2.95m x 3.25m) Large double bedroom having fitted mirrored wardrobe and window to rear aspect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.