TAYLOR COLE
Estate Agent









Barlaston Way

£180,000

Amington, Tamworth, B77 4FU

Property Features

- Spacious Two Bedroom First Floor Apartment
- Impressive Open Plan Living Room, Kitchen and Dining Area
- Generously Proportioned Principal Bedroom
- Well-Sized Two Double Bedrooms
- Contemporary Fitted Kitchen with Integrated Cooking Appliances
- Modern Family Bathroom with Bath and Overhead Shower
- Separate Storage Room Providing Valuable Additional Space
- Bright and Airy Accommodation with Multiple Windows
- Attractive Residential Development with Maintained Communal Grounds
- Convenient Access to Communal Parking Facilities









Full Description

Presenting this beautifully maintained and generously proportioned two bedroom first floor apartment, offering an excellent combination of spacious accommodation, contemporary interiors and practical everyday living. The property boasts an impressive open plan living room, kitchen and dining area, creating a bright and versatile space perfectly suited to both relaxing and entertaining. With two well-sized bedrooms, a modern family bathroom and the added benefit of a separate storage room, this attractive apartment provides a fantastic opportunity for first time buyers, downsizers and investors alike.

Situated within an attractive residential development, the apartment enjoys a thoughtfully designed layout that makes excellent use of the available space. Large windows allow natural light to flow throughout the principal living areas, whilst the neutral decorative finishes provide a welcoming environment ready for its next owners to personalise. The property also benefits from access to a communal parking area, adding further convenience to this appealing home.

THE FORE

The apartment forms part of an attractive three storey residential building, featuring a traditional combination of brickwork and light rendered elevations beneath a pitched tiled roof. The development enjoys a pleasant setting, with neatly maintained lawned areas and established landscaping enhancing its overall appearance. A pathway leads towards the communal entrance, which is sheltered by a charming pitched entrance canopy.

The building is surrounded by well-kept communal grounds, providing an attractive approach for residents and visitors. A communal parking area is also available, offering convenient parking facilities close to the building. The property's first

floor position provides an appealing balance of accessibility and privacy, making it particularly suitable for those seeking the convenience of apartment living without compromising on internal space.

INTERNAL
Upon entering the apartment, you are welcomed into a central hallway that provides access to all principal rooms, creating a practical and well-organised layout. Undoubtedly the standout feature of this home is the exceptionally spacious open plan living room, kitchen and dining area. This impressive room offers an abundance of space for comfortable lounge furniture alongside a dedicated dining area, making it ideal for both everyday living and entertaining guests. Multiple windows positioned along the external walls allow natural light to flood the room, enhancing its bright and airy atmosphere. The kitchen is fitted with an attractive range of contemporary white units complemented by contrasting work surfaces, integrated cooking appliances and space for additional appliances. Its open arrangement allows the kitchen to connect effortlessly with the main living space, creating a sociable and welcoming environment.

The apartment offers two generously proportioned bedrooms, both finished in neutral tones and featuring comfortable carpeted flooring. The principal bedroom is particularly spacious, comfortably accommodating a double bed and additional bedroom furniture whilst maintaining an open and uncluttered feel. Bedroom two is another well-sized room, offering excellent flexibility as a guest bedroom, child's bedroom or dedicated home office, depending on the requirements of the purchaser. Completing the accommodation is a modern family bathroom, fitted with a panelled bath and overhead shower, wash basin and WC, complemented by contemporary flooring. A particularly useful additional feature is the separate storage room, providing valuable space for household essentials and helping to keep the main living areas organised.

OPEN PLAN LIVING ROOM/KITCHEN/DINER
15' 7" x 20' 5" (4.75m x 6.22m)

BEDROOM ONE
9' 9" x 15' 8" (2.97m x 4.78m)

BEDROOM TWO
8' 2" x 10' 6" (2.49m x 3.2m)









BATHROOM
6' 9" x 5' 7" (2.06m x 1.7m)

STORAGE
4' 5" x 4' 4" (1.35m x 1.32m)

EXTERNAL
Externally, the apartment benefits from its position within a well-presented residential development, surrounded by attractive communal grounds. The landscaped areas feature neatly maintained lawns and established planting, creating a pleasant setting around the building and contributing to the overall appeal of the property.

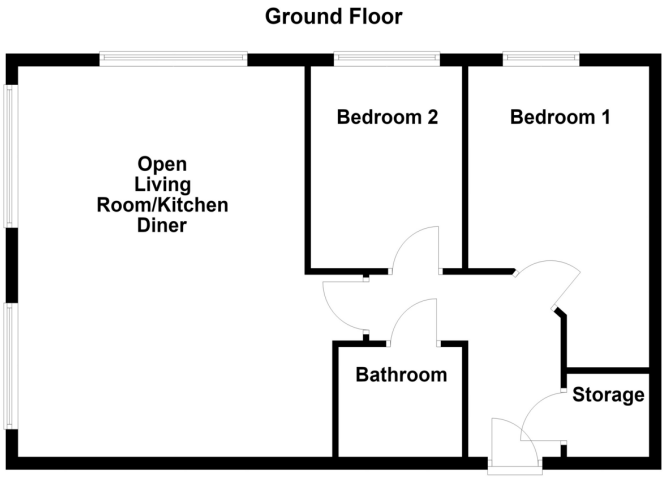
The development also benefits from a spacious communal parking area, providing convenient parking facilities for residents. The combination of well-maintained surroundings, practical parking arrangements and the property's generous internal accommodation makes this an appealing choice for buyers seeking a comfortable, low-maintenance home.

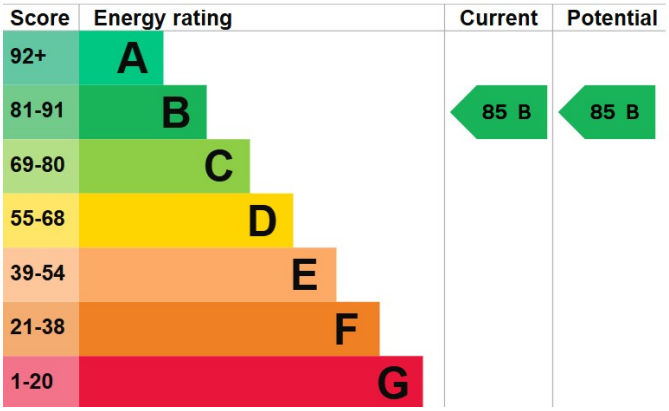
ANTI MONEY LAUNDERING
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.







8 Victoria Road
Tamworth
Staffordshire
B79 7HL

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 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