



Basin Lane
Tamworth, B77 2AR

£135,000

Property Features

- Well-Presented One-Bedroom First-Floor Apartment
- Situated Within an Attractive Residential Development
- Ideal for First-Time Buyers, Professionals or Downsizers
- Spacious and Bright Living Room
- Open-Plan Living Area Leading Into Fitted Kitchen
- Well-Proportioned Double Bedroom
- Bathroom With Bath and Overhead Shower
- Useful Built-In Storage Cupboard
- Attractive and Well-Maintained Communal Grounds
- Allocated Parking Space and Additional Visitor Parking to Rear

Full Description

This well-presented one-bedroom first-floor apartment offers an attractive opportunity for first-time buyers, professionals or those looking to downsize into a comfortable and conveniently arranged home. Situated within a purpose-built residential development, the property benefits from a bright and spacious interior, a practical open-plan living arrangement and the added advantage of both allocated and visitor parking.

The accommodation comprises a welcoming entrance hallway, a generously proportioned living room opening into a fitted kitchen, a spacious double bedroom and a well-appointed bathroom. With neutral decoration throughout, an abundance of natural light and a thoughtfully designed layout that makes excellent use of the available space, this apartment provides an appealing combination of comfort, practicality and low-maintenance living.

THE FORE

The apartment forms part of an attractive, purpose-built residential development, characterised by its traditional red brick exterior, creating a pleasant and established appearance. The building is complemented by neatly maintained communal lawned areas, established planting and decorative metal railings, all contributing towards a welcoming setting.

Positioned on the first floor, the apartment enjoys the benefits of an elevated outlook while remaining conveniently accessible within the development. The communal surroundings are neatly presented, creating an attractive approach to the building and a pleasant environment for residents and visitors alike.

INTERNAL

Upon entering the apartment, a welcoming hallway provides access to the principal rooms, with neutral decoration and a



useful built-in storage cupboard adding to the practicality of the space. The living room is particularly appealing, offering generous proportions that comfortably accommodate a variety of seating arrangements and additional furnishings. Large windows allow natural light to flood the room, creating a bright and airy atmosphere, while the neutral colour scheme provides an excellent canvas for personalisation. An open-plan connection leads into the fitted kitchen, creating a sociable and convenient arrangement for everyday living. The kitchen features a selection of wood-effect wall and base units, complemented by contrasting work surfaces, tiled splashbacks and integrated cooking appliances, with additional space for essential appliances.

The bedroom is another generously proportioned room, offering ample space for a double bed and accompanying bedroom furniture without compromising the comfortable feel of the accommodation. A well-positioned window provides natural light, while the simple, neutral presentation makes the room easy to personalise to individual tastes. Completing the accommodation is a well-appointed bathroom, fitted with a panelled bath and overhead shower, pedestal wash basin and WC. The bathroom also benefits from tiled wall areas and a window providing natural light. Altogether, the apartment offers a practical and comfortable layout, ideally suited to those seeking manageable accommodation without sacrificing everyday living space.



LIVING ROOM

9' 3" x 15' 7" (2.82m x 4.75m)

KITCHEN

5' 5" x 10' 8" (1.65m x 3.25m)

BEDROOM ONE

9' 3" x 13' 9" (2.82m x 4.19m)

BATHROOM

6' 9" x 5' 4" (2.06m x 1.63m)

EXTERNAL

Externally, the development benefits from attractive communal grounds, with maintained lawned areas and established greenery creating a pleasant setting around the building. The combination of traditional brickwork, landscaped surroundings and neatly arranged communal spaces contributes towards the overall appeal of the development.

A particularly useful feature is the parking provision located to the rear of the building, where the apartment benefits from

an allocated parking space alongside additional visitor parking. This provides convenient off-road parking for both residents and guests, adding an important practical advantage to the property. With its manageable accommodation, attractive surroundings and dedicated parking facilities, the apartment represents an excellent opportunity for a range of prospective purchasers.

ANTI MONEY LAUNDERING

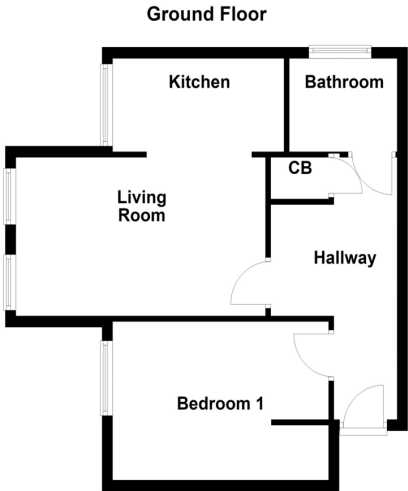
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		