



Quarry Court

Quarry Hill, Wilnecote, Tamworth, Staffordshire, B77 5DA

£165,000

Property Features

- Luxury ground floor apartment
- Impressive Open-Plan Kitchen, Dining & Living Room
- Spacious Principal Bedroom
- Versatile Second Bedroom
- Contemporary Fitted Kitchen
- Bathroom With Shower Over Bath
- Two Useful Built-In Storage Cupboards
- Convenient Ground Floor Position
- Neutral & Well-Presented Interior
- Purpose-Built Residential Development

Full Description

This well-presented two-bedroom ground floor apartment offers a spacious and practical layout, with the standout feature being the impressive open-plan kitchen, dining and living room. The generous proportions create a bright and sociable main living space, providing plenty of room for both comfortable seating and a dedicated dining area alongside the fitted kitchen.

The accommodation is completed by two bedrooms, a modern bathroom and useful built-in storage, all arranged conveniently across one level. With neutral decoration throughout and a layout that makes excellent use of the available space, the apartment provides an appealing option for first-time buyers, downsizers or those looking for a low-maintenance home.

THE FORE

The apartment forms part of an attractive purpose-built residential development, with a smart combination of red brick and lighter rendered elevations giving the building a pleasant and established appearance. Its ground floor position provides the added convenience of avoiding stairs when accessing the accommodation.

The development is approached via a communal frontage, with the building itself presenting well and benefiting from numerous windows that allow plenty of natural light into the individual apartments.

INTERNAL

Upon entering the apartment, the hallway provides access to each of the principal rooms as well as two useful built-in cupboards, offering valuable storage without compromising the living accommodation. Both bedrooms are well proportioned, with Bedroom One providing particularly generous floor space and Bedroom Two offering flexibility as a guest room, home office or additional bedroom.



The heart of the apartment is undoubtedly the substantial open-plan kitchen, dining and living room. This impressive space allows the different areas to flow naturally together while remaining large enough to create distinct zones for cooking, dining and relaxing. The fitted kitchen incorporates a good range of contemporary units and integrated cooking appliances, while double doors from the living area provide an attractive additional feature. A bathroom fitted with a white suite and shower over the bath completes the accommodation.

LIVING ROOM/DINING ROOM/KITCHEN

14' 7" x 18' 5" (4.44m x 5.61m)

BEDROOM ONE

9' 1" x 13' 8" (2.77m x 4.17m)

BEDROOM TWO

6' 8" x 10' (2.03m x 3.05m)

BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m)

EXTERNAL

The apartment sits within an established residential development, with the communal exterior providing a pleasant setting around the building. Its ground floor position makes the property particularly accessible and convenient for day-to-day living.

The overall combination of spacious internal accommodation and a purpose-built setting makes this a practical choice for a variety of buyers, particularly those seeking apartment living without sacrificing the generous proportions of the main reception space.

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

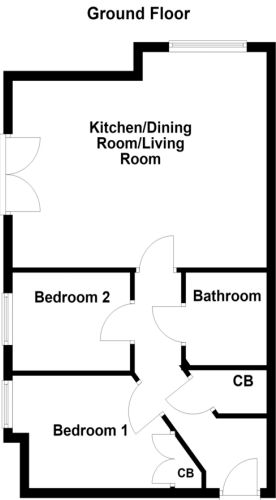
We have been advised that this property is leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the



contact number provided.



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

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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