



**TAYLOR COLE**  
Estate Agents



**Granary Place**

Kingsbury, Tamworth, B78 2DE

**£235,000**

# Property Features

- Modern and well-presented apartment
- Spacious open-plan kitchen, dining, and living area.
- Two well-proportioned bedrooms, including a main bedroom with wardrobe space.
- Stylish, contemporary bathroom finished to a high standard.
- Excellent built-in storage cupboards within the apartment.
- Light and airy interior with modern decor throughout.
- Set within a well-maintained residential development.
- Access to public communal grounds with no garden maintenance required.
- Ideal for first-time buyers, downsizers, or investors.
- Convenient location with easy access to local amenities and transport links.

## Full Description

This stylish and contemporary apartment offers spacious, well-designed accommodation with an impressive open-plan living/kitchen/dining area and high-quality finishes throughout. Ideal for first-time buyers, downsizers, or investors, the property combines modern living with a convenient and well-connected setting.

### THE FORE

To the front, the building is set within a well-maintained residential development, with an attractive facade and access via communal entrances. The surrounding area is smartly presented, creating a welcoming first impression for residents and visitors alike.

### INTERNAL

The ground floor accommodation centres around a generous open-plan kitchen, dining, and living room, providing a superb social space with ample room for both relaxing and entertaining. The kitchen is well-appointed with modern units and integrated appliances, while the living area benefits from good natural light and a contemporary finish. There are two well-proportioned bedrooms, including a spacious main bedroom with a dedicated wardrobe area, and a second bedroom ideal for guests, home working, or additional sleeping accommodation. A modern bathroom is finished to a high standard, complemented by useful built-in storage cupboards off the hallway.

### OPEN PLAN LIVING ROOM/DINER/KITCHEN

20' 9" x 16' 8" (6.32m x 5.08m)

### BEDROOM ONE

16' 3" x 8' 5" (4.95m x 2.57m)

### BEDROOM TWO



11' 5" x 10' (3.48m x 3.05m)

## BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m)

## EXTERNAL

Residents benefit from access to well-kept public grounds, offering green open spaces to enjoy without the upkeep, ideal for relaxing outdoors or socialising within the development.

## 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		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://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 and 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