



Leven Road,
Tamworth, B77 2TG

£145,000

Property Features

- Well-Presented Two-Bedroom Ground Floor Apartment
- Spacious Open-Plan Living And Dining Room
- Separate Fitted Kitchen
- Generously Proportioned Principal Bedroom
- Versatile Second Bedroom, Ideal For Guests Or Home Working
- Bathroom With Separate Shower
- Allocated Parking
- Additional Visitor Parking Available
- Attractive Communal Grounds With Established Lawns
- Recently decorated throughout, including new flooring

Full Description

This well-presented two-bedroom ground floor apartment offers a fantastic opportunity for first-time buyers, downsizers and investors alike. Featuring a spacious open-plan living and dining room, a separate fitted kitchen, two bedrooms and a bathroom, the property provides a practical and comfortable layout ideally suited to modern everyday living.

The apartment benefits from a bright and airy interior, with neutral decoration throughout much of the accommodation, creating an inviting space ready for a new owner to make their own. Further advantages include allocated and visitor parking conveniently positioned to the front of the building, together with access to well-maintained communal grounds.

THE FORE

The apartment forms part of an attractive residential development, characterised by its traditional red brick exterior and neatly presented surroundings. The building enjoys an established setting, with landscaped areas and pathways contributing to a welcoming first impression. A particular benefit is the availability of both allocated and visitor parking directly to the front, providing convenience for residents and guests alike. Access to the apartment is via a communal entrance, with a well-presented shared hallway leading through to the ground floor accommodation.

INTERNAL

Upon entering the apartment, a central hallway provides access to the principal rooms, creating a practical and well-connected layout. Undoubtedly one of the property's standout features is the generously proportioned open-plan living and dining room, offering excellent flexibility for arranging both comfortable seating and a dedicated dining area. Natural light enters through windows on either side of the room, enhancing the bright and welcoming atmosphere,



while the neutral decoration provides an ideal backdrop for a variety of furnishings. Adjoining this space is a separate fitted kitchen, featuring a selection of wood-effect wall and base units, complementary work surfaces and an integrated oven with gas hob and extractor above. A window provides natural light, making the kitchen a pleasant and functional space for everyday cooking.

The accommodation continues with two bedrooms, both conveniently accessed from the hallway. Bedroom one is a particularly well-proportioned room, offering ample space for a double bed and additional bedroom furniture, with a window providing natural light. Bedroom two offers further flexibility, making it suitable for use as a guest bedroom, child's bedroom or dedicated home office depending on individual requirements. Completing the accommodation is the bathroom, fitted with a white suite incorporating a shower enclosure, wash basin and WC, complemented by tiled splashbacks and a window allowing natural light into the room. Internally, the property has been recently decorated throughout, including new carpet and lino flooring.

OPEN LIVING ROOM/DINING ROOM

22' 6" x 10' 8" (6.86m x 3.25m)

KITCHEN

8' 6" x 7' 1" (2.59m x 2.16m)

BEDROOM ONE

11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM TWO

8' 6" x 9' 2" (2.59m x 2.79m)

BATHROOM

9' 5" x 11' 1" (2.87m x 3.38m)

EXTERNAL

Externally, the apartment benefits from access to communal outdoor spaces, with established lawns, mature planting and paved pathways providing attractive surroundings for residents to enjoy. These shared areas offer the advantage of greenery without the responsibility of maintaining a private garden, making the property particularly appealing to buyers seeking a more manageable lifestyle.

Another significant advantage is the provision of allocated parking, ensuring residents have a designated space conveniently located to the front of the building. Additional visitor parking is also available, providing welcome practicality when entertaining friends and family. Together,



these external features complement the apartment's comfortable accommodation and contribute to its overall appeal.

This property is conveniently located close to the A5.

ANTI MONEY LAUNDERING

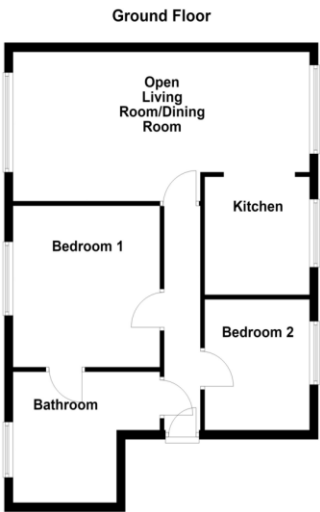
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	78 C	78 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