

An aerial photograph of a large, multi-story brick building with a dark roof and many windows. The building is situated next to a canal with two narrowboats. To the right of the building is a parking lot with several cars and a green bin. In the background, there are other buildings, a cemetery with many small black markers, and a residential area with houses and trees.

melvyn
Danes
ESTATE AGENTS

Tolson Court

Fazeley

Offers Around £159,950

Description

This superb top floor apartment is situated in this grade two listed former mill building which was converted within the last 5 years to a really high specification; and offers beautifully presented accommodation which requires immediate internal inspection to be appreciated.

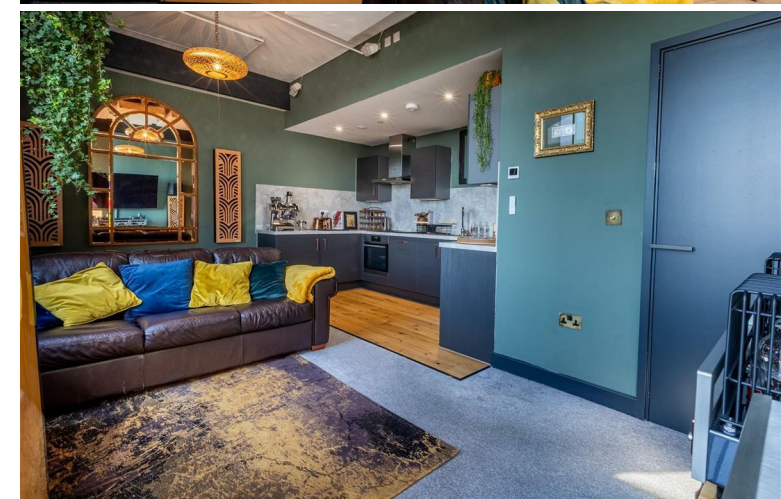
Located within the district of Fazeley; which is situated betwixt Lichfield and Tamworth. The original settlement was developed alongside the Birmingham and Fazeley Canal and this development features the grade two listed Mill Building which was erected in the late 1800's as Textile Mill for William Tolson Limited. The building was listed in 1997 and painstakingly restored and converted into residential accommodation within the last decade.

Fazeley is conveniently situated between junctions 9 and 10 of the M42 providing excellent motorway access. There are train stations at Tamworth for National Rail links and nearby the station of Wilnectote provides access to the local train network. Bus services run through the town to Tamworth town centre, Lichfield and beyond. Within the town is a convenience store, pubs and a number of take away restaurants which are literally within a five minute walk from the property.

The town centre of Tamworth is within a few miles and on the outskirts is the greatly convenient Ventura Park which is home to a retail park, a cinema and a selection of entertainment venues, restaurants and bars.

An ideal location therefore for this beautifully presented top floor apartment that is filled with natural light from the high original sash style windows which enjoy far reaching views. The property is finished to a high standard including good quality contemporary fittings and has been decorated in a style to compliment the character of the building; enhancing the high ceilings and the feature exposed detailed brickwork. The property boasts a modern infra red heating system, engineered oak flooring in the kitchen, remote control motorised blinds and 3M window film coverings.

The property is located at the end of the corridor on the top floor giving an excellent degree of privacy and is accessed from the secure communal entrance from where a lift rises to all floors.



Accommodation

COMMUNAL ENTRANCE LOBBY

LIFT ACCESS TO ALL FLOORS

RECEPTION HALLWAY

OPEN PLAN LIVING AREA

19'2" max x 14'4" max (5.84m max x 4.37m max)

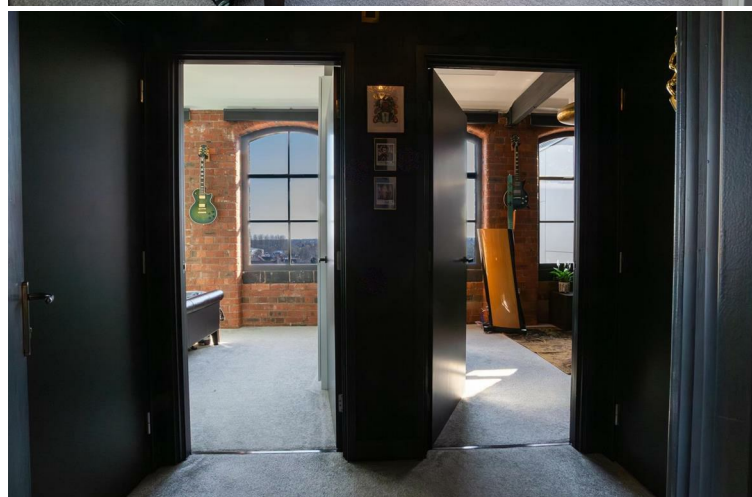
FULLY INTEGRATED KITCHEN

DOUBLE BEDROOM

12'8" x 9'8" max (3.86m x 2.95m max)

SHOWER ROOM

**RESIDENTS PARKING -
ALLOCATED SPACE**



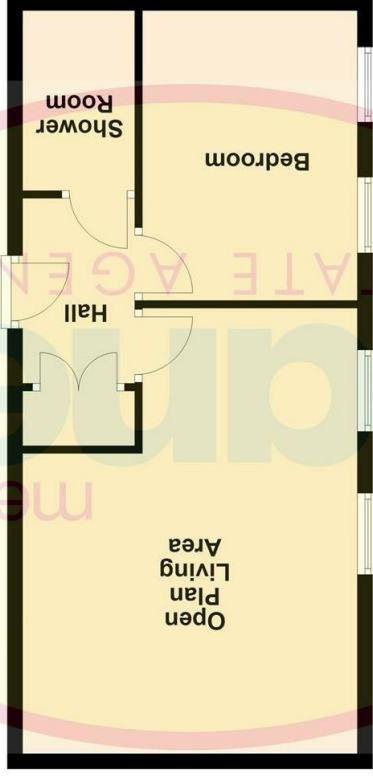
TENURE: We are advised that the property is Leasehold with 244 years remaining on the lease being subject to a monthly service charge of £210 for the year 25/26. There is also an annual ground rent payable of £206.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 20/03/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Top Floor

**The Mill Tolson Court Fazeley Tamworth B78 3UZ
Council Tax Band: B**

| Energy Efficiency Rating | |
|---------------------------------------------|---------|
| Potential | Current |
| Very energy efficient - lower running costs | |
| A (92 plus) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.