



8 Woods Court Kettlebrook Road, Tamworth, B77 1BL
£84,000

ONE DOUBLE BEDROOM... FIRST FLOOR... LIFT TO ALL FLOORS... VACANT... NO UPWARD CHAIN... OVER 50'S ONLY... CAR PARKING... LONG LEASE... Located on Kettlebrook Road in Tamworth, this lovely apartment needs to be viewed to appreciate what is being offered for sale. Located on the first floor and accessible via a lift or stairwell it briefly comprises of shower room with walk-in corner shower enclosure, double bedroom with built-in wardrobe, lounge dining room with French doors to a Juliet balcony and fully fitted kitchen. The property has PVCu double glazed windows and electric heating throughout and also has the added benefit of being VACANT with NO UPWARD CHAIN.

The development is also for the over 50's and has a car park to the rear for residents and secure access into the building. Call us now to book your immediate viewing.

Communal Areas

The property is based on the first floor and is accessed via a lift or stairwell. The property also has secure keypad access and has a main entrance on West Street and access via the rear car park.

Entrance Hallway

Accessed through the front door and having a wall mounted intercom security system, airing cupboard housing water heater and doors leading off to the;

Shower Room

7'5 x 5'5 (2.26m x 1.65m)

Having a corner shower cubicle with Electric shower, low level flush WC, pedestal wash hand basin, wall mounted heater and tiling to all splash prone areas.

Double Bedroom

12'1 x 8'7 (3.68m x 2.62m)

Having a PVCu double glazed window to the front elevation, built-in wardrobe and wall mounted heater.

Living Room

12'8 x 11'6 (3.86m x 3.51m)

Having PVCu double glazed sliding patio doors with Juliet balcony to the front elevation, feature fireplace with hearth, mantle and surround, inset electric fire and further door leading to the:

Kitchen

9'5 x 5'7 (2.87m x 1.70m)

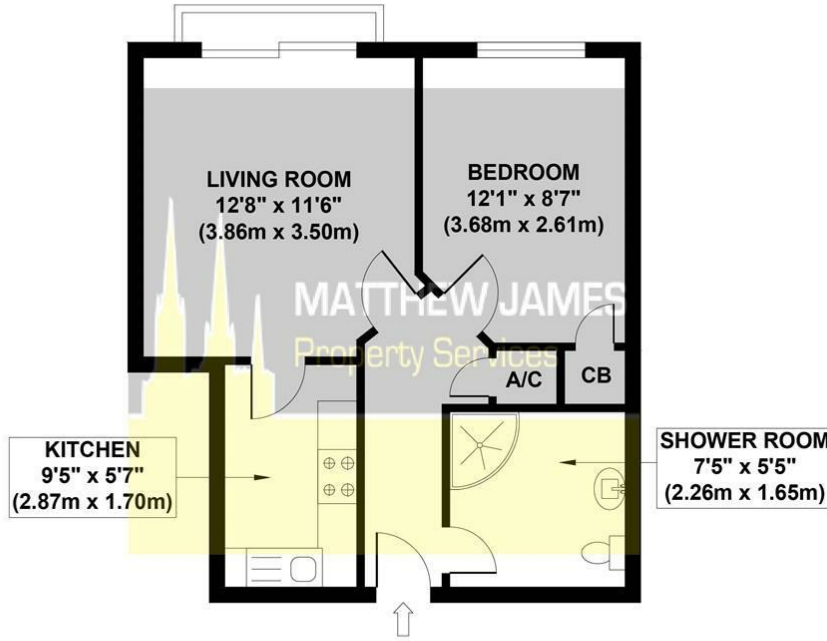
Having a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring electric hob and extractor over, space and plumbing for a washing machine, space for a upright fridge freezer and tiling to all splash prone areas.

Car Parking

There is one space available per property on this development.

WOODS COURT

Approximate Gross Internal Area
423 sq ft / 39.30 sq m



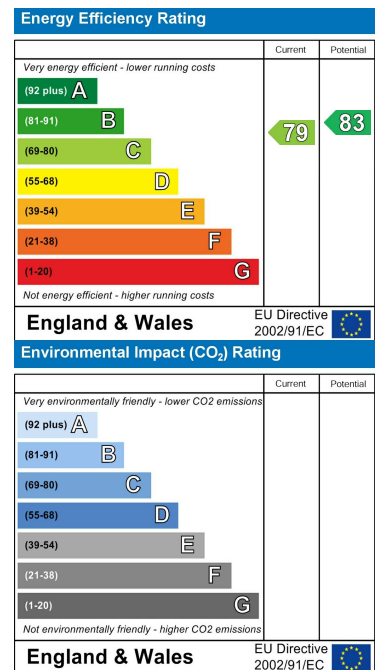
GROSS INTERNAL FLOOR AREA 423 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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