



## Quarry Court Quarry Hill, Tamworth, B77 5DA

**£155,000**

Well presented ground floor apartment in the popular location of Tamworth. In brief the property comprises entrance hallway, open plan lounge/kitchen, two bedrooms, bathroom and allocated parking space. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

## Approach

Via secure communal entrance



## Entrance Hallway

Intercom system, storage cupboard, radiator and two ceiling light points.

## Open Plan Lounge/Kitchen

18'5 x 14'7 (5.61m x 4.45m)

Lounge - Double glazed French doors leading to Juliette balcony, radiator and ceiling light point.

Kitchen - Double glazed window, wall base and drawer units, integrated fridge freezer and washing machine, sink with drainer and mixer tap, integrated oven and hob with extractor over and spot lights to ceiling.



## Bedroom One

9'0 x 13'10 (2.74m x 4.22m)

Double glazed window, built in storage, radiator and ceiling light point.



## Bedroom Two

6'11 x 10'0 (2.11m x 3.05m)

Double glazed window, radiator and ceiling light point.



## Bathroom

Panel bath with shower over, low level w/c, hand wash basin, heated towel rail and ceiling light point.



## Communal Grounds

Communal parking to fore.

## Further Information

We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check

measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

This is a leasehold property with approximately 106 years remaining.

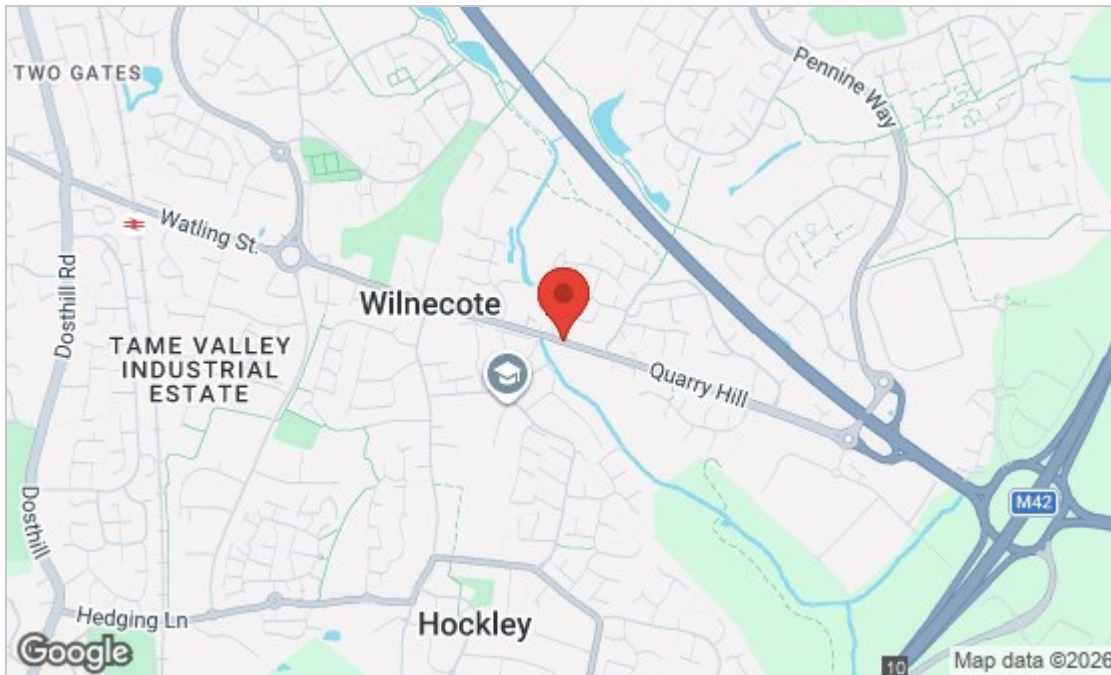
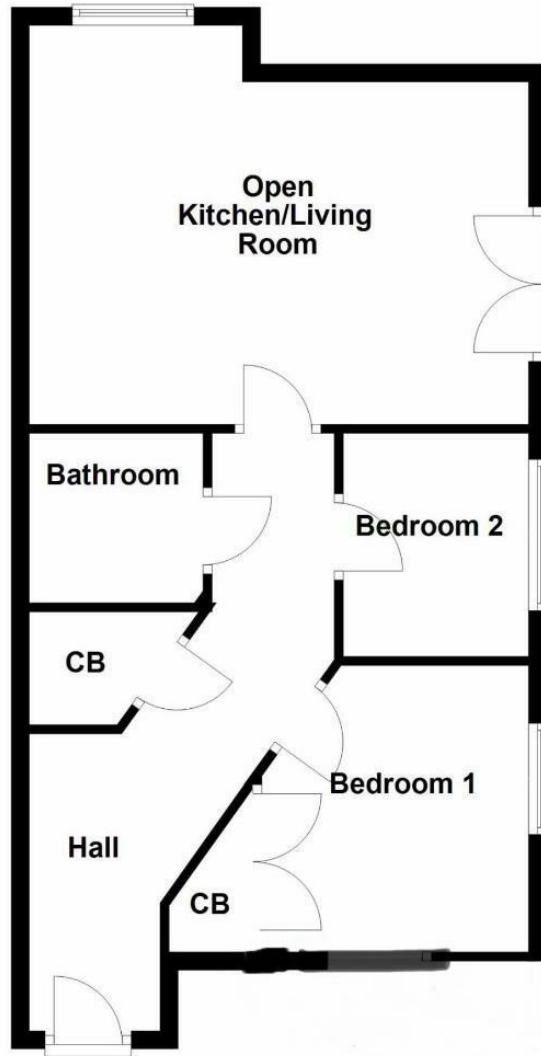
Ground rent approx £173.44 annually

Service Charge approx- £1965.53 annually

Council Tax Band - B

EPC Rating - C

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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