

image not found or type unknown



# Ludgate, Tamworth

**£120,000**

## Features

- REFURBISHED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- WALKING DISTANCE TO LOCAL AMENITIES
- NO UPWARD CHAIN
- GROUND FLOOR APARTMENT

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### **Lounge** 3.48m x 2.97m (11'5" x 9'9")

Approached from composite front entrance door and having ceiling light point, radiator and upvc double glazed window to front aspect. Doors to Bedroom and Breakfast Kitchen.

### **Bedroom** 3.91m x 3.48m (12'10" x 11'5")

Having ceiling light point, coving, radiator, built in shelving and upvc double glazed window to front aspect.

### **Refitted Breakfast Kitchen** 5.49m x 3.84m (18'0" x 12'7")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor hood over, space for washing machine and good sized larder cupboard. Ceiling light point, radiator, upvc double glazed window to side aspect and composite door to Rear Elevation. Door to Bathroom.

### **Refitted Bathroom**

Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Two ceiling lights, heated towel rail, radiator, wall mounted combination boiler and airing cupboard. Upvc double glazed window to side aspect.

### **Outside**

The rear of the property is accessed via gate and having block paved pathway to rear door. Also having brick storage shed for bins.

### **Agents Notes**

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

