



51 Spiral Mews, Coleshill Street, Fazeley, Tamworth,
Staffordshire, B78 3RG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**51 Spiral Mews, Coleshill Street,
Fazeley, Tamworth, Staffordshire,
B78 3RG**

£139,950

Bill Tandy and Company are delighted in offering for sale this superbly presented and updated first floor apartment within the complex of Spiral Mews located within the highly desirable area of Fazeley. One of the distinct features of the apartment is its superb location being within walking distance of all the facilities within Fazeley including convenience shops, pubs and take-aways, and is a short walking distance away from the Venture retail park. Further amenities including train line access and bus routes can be found a short distance away in the Tamworth town centre. This superbly presented first floor apartment needs to be viewed to be appreciated and comprises entrance hall area, generously sized lounge, modernised dining kitchen, inner hall, two generous double bedrooms and updated bathroom. Outside the property is a larger than average communal garden set to the rear and residents permit parking located to the front.



ENTRANCE HALL

approached via a private front entrance door from the communal landing and having useful cloak area, spotlighting and wooden floor.

RE-FITTED DINING KITCHEN

4.02m x 3.38m (13' 2" x 11' 1") having been superbly modernised with a feature wooden floor, double glazed window to front, ceiling spotlighting, a range of handleless white gloss base cupboards and drawers with round edge work tops above, wall mounted cupboards, tiled splashback surround, inset stainless steel sink with drainer, inset Hotpoint oven with four ring electric hob and extractor fan above, spaces ideal for fridge/freezer and washing machine and door to walk-in store cupboard/pantry. Double doors open to:

LOUNGE

4.98m x 3.03m (16' 4" x 9' 11") having laminate floor and double glazed window overlooking the rear communal gardens.

INNER HALL

located off the kitchen and having radiator, spotlighting, wooden floor, airing cupboard and doors open to:

BEDROOM ONE

4.95m max into wardrobe x 3.04m max (2.69m min) (16' 3" max into wardrobe x 10' 0" max 8'10" min) having two double glazed windows overlooking the rear communal gardens, electric heater, laminate floor, ceiling spotlighting and superb fitted wardrobes with contemporary sliding doors.

BEDROOM TWO

4.40m x 3.25m max (2.51m min) (14' 5" max x 10' 8" max 8'3" min) having double glazed window to front and electric heater.



BATHROOM

2.30m x 1.74m (7' 7" x 5' 9") having obscure double glazed window to front, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and 'L' shaped shower bath with shower appliance over, full ceiling height tiled splashback surround, tiled floor and spotlighting.

OUTSIDE

Set to the front of the property is a residents parking area for which the residents have a parking permit. To the rear of the property is a generously sized communal open lawned space having paved areas and washing lines.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity and connected. There is no gas. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



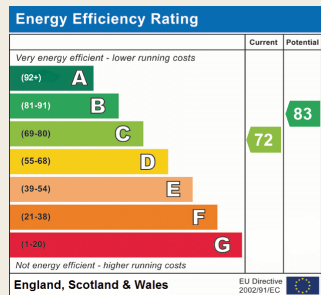
LEASE TERMS

Our client advises us that the property is Leasehold and we understand there is approximately 90 years remaining on the lease (125 years from 24 June 1989). Ground Rent payable of £10.00 per annum and a Service Charge of approximately £193.00 per calendar month, payable to Sanctuary Housing. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

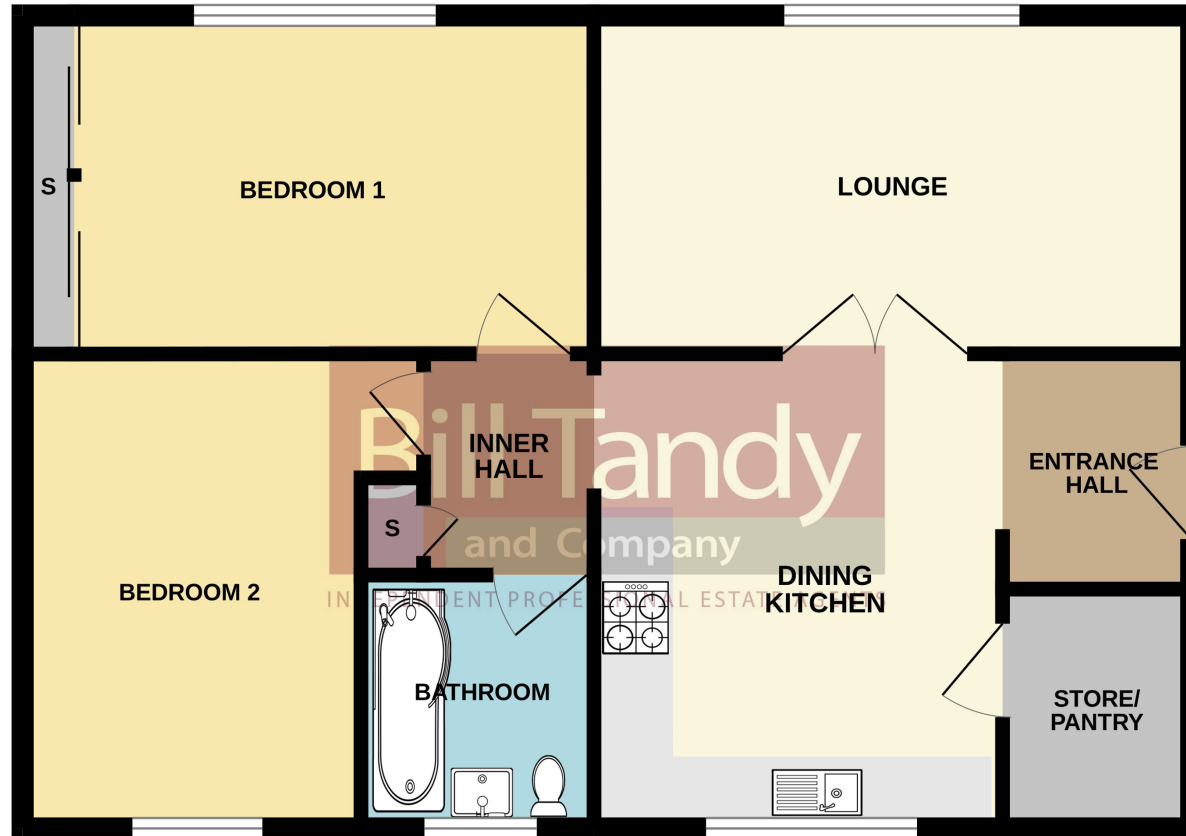
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



TENURE

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FIRST FLOOR



51, SPIRAL MEWS, COLESHILL STREET, FAZELEY, B78 3RG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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