

FOR SALE

£119,950 Leasehold



## Rosewood Court, Tamworth. B77 2AQ

- INVESTMENT PROPERTY
- SPACIOUS TWO BEDROOMED FIRST FLOOR FLAT
- NEWLY EXTENDED LEASE
- CURRENTLY LET UNFURNISHED AT £635 PER MONTH
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DESIGNATED PARKING



## PROPERTY DESCRIPTION

This spacious first floor flat occupies a most convenient position on Glascote Road close to it's junction with Thomas St and approximately 1/2 mile from the town centre.

All the usual amenities are to hand including bus services past the front door and good local shops including a Co-op store directly opposite.

Access to the A5 bypass and motorway system are both only a few minutes drive away.

Having the benefit of gas central heating via radiators, and UPVC framed double glazed windows, the flat which is approached via common hall and stairways, controlled by intercom, briefly comprises:





## ROOM DESCRIPTIONS

### **GROUND FLOOR THROUGH HALL**

### **GOOD SIZED LIVING ROOM**

14' 10" x 13' (4.51m x 3.97m)

### **COMMUNICATING SEPARATE KITCHEN**

11' 10" x 7' 11" (3.60m x 2.42m) having built-in units complete with oven and hob and white goods

### **TWO BEDROOMS AND BATHROOM**

### **BEDROOM ONE**

12' 6" x 11' 9" (3.81m x 3.59m) with built-in wardrobe,

### **BEDROOM TWO**

10' 1" x 7' 7" (3.08m x 2.30m) again with built-in wardrobe.

### **BATHROOM**

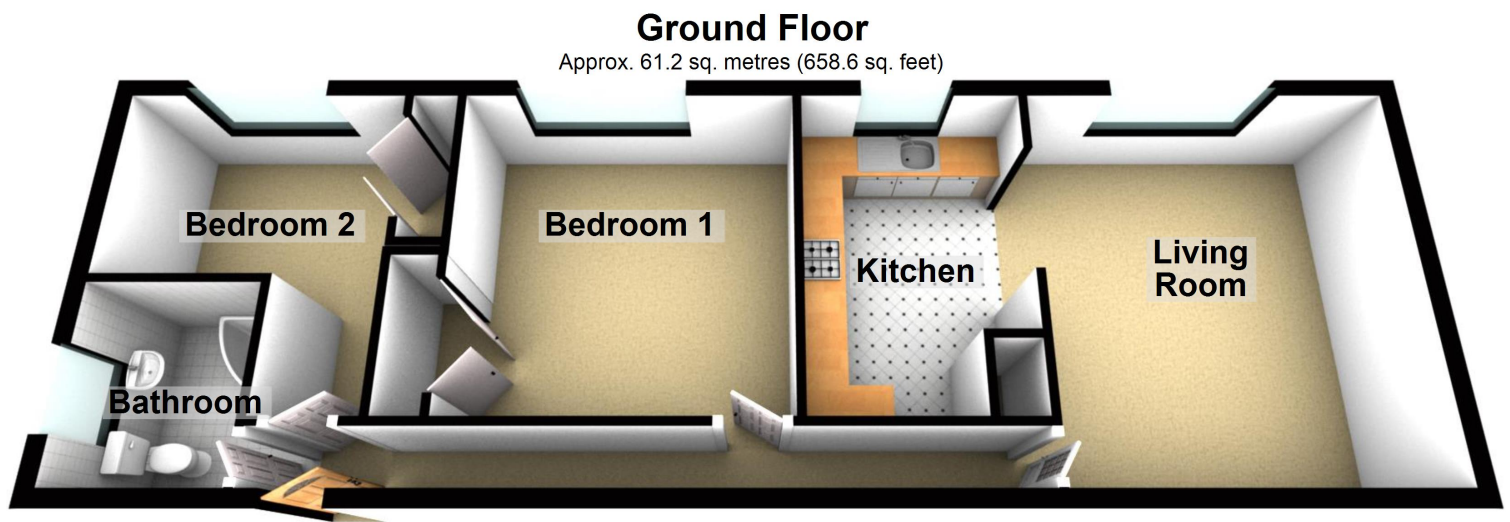
with white 3 piece suite including corner bath with shower over.

### **OUTSIDE**

Included in the tenancy is a designated parking space and there is additional visitor parking.



# FLOORPLAN



Total area: approx. 61.2 sq. metres (658.6 sq. feet)

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