

# FLATS 1-4 BROOK COURT, BROOK AVENUE

TAMWORTH, B77 5GY



Sanderson  
Weatherall

# FOR SALE

1,977 sq ft  
Offers in excess of £500,000



## DESCRIPTION

The property comprises a detached freehold block of four apartments in Wilnecote, Tamworth which offers an excellent investment opportunity. The property offers a mix of 2 x one bedroom apartments and 2 x two bedroom apartments over 2 floors. The property was completed in 2022 and benefits from a modern, high-quality finish and has the reassurance of a new build warranty, making it a secure and low maintenance investment.

Each apartment is currently let, with the one bedroom apartments generating an income of between £725-£750pcm, whilst the two bedroom apartments are generating £750-£800pcm.

Internally, a small staircase leads to the first floor apartments, adding a unique touch to the property's layout. The ground floor apartments boast their own private front doors.

Each apartment has the benefit of one car parking space, providing tenants with convenient, off-road parking.

## KEY FEATURES

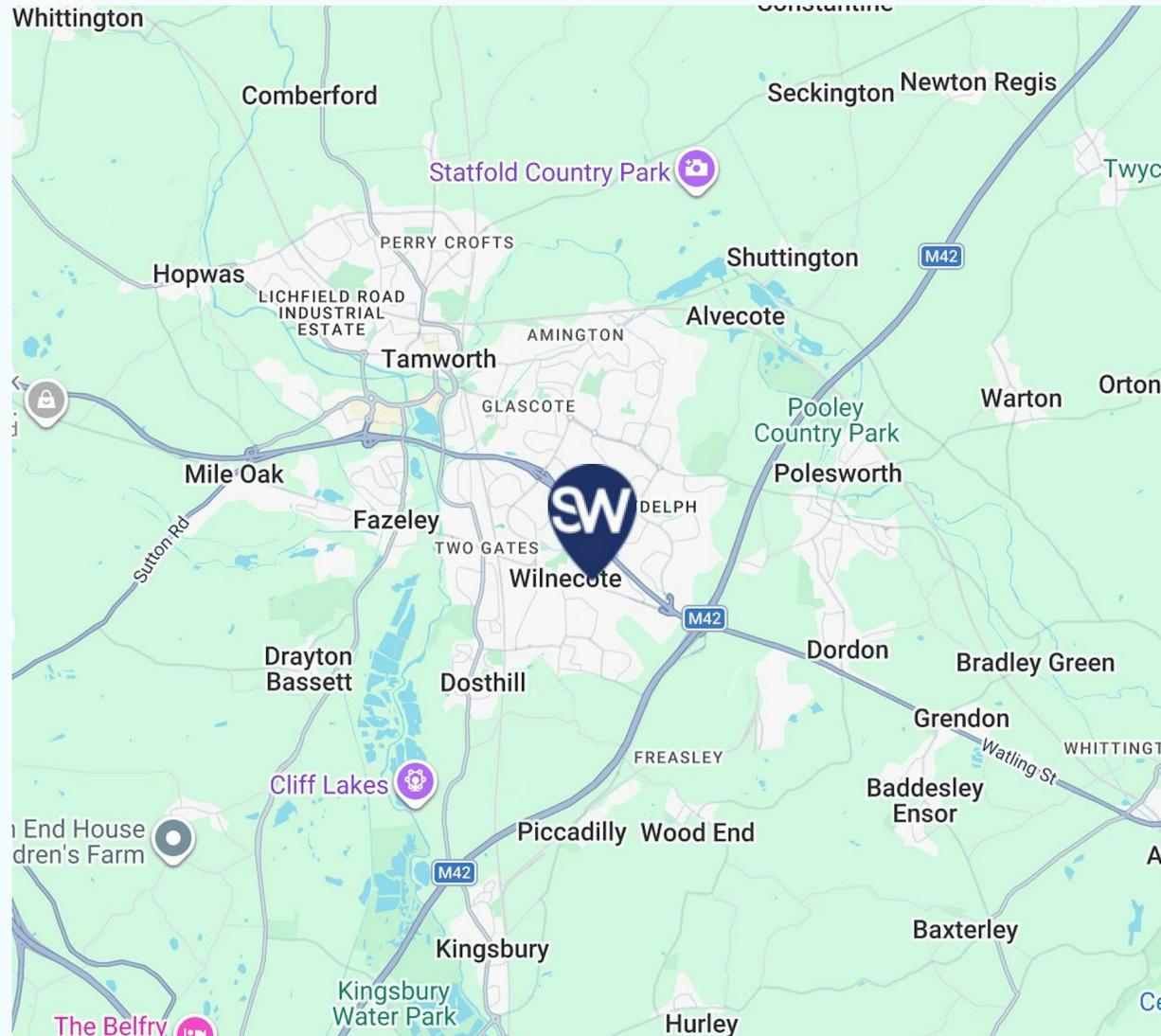
- 2 x 2 Bedroom & 2 x 1 Bedroom Apartments
- Residents' Car Park with Allocated Spaces
- Fully Let generating Income of £36,300 per annum
- Sale on behalf of Joint Receivers



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# LOCATION

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The property is located in Wilneote, just a short drive from Tamworth Town Centre in a prime location with excellent transport links. The M42 Motorway at Junction 10 is located approximately 0.8 miles to the east of the property.

The immediate surrounding properties are predominantly residential in nature.

# GALLERY

1,977 sq ft  
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# MORE DETAILS

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## ACCOMMODATION

Name	sq ft	sq m	Availability
Ground - Flat 1	505	46.92	Occupied
Ground - Flat 2	462	42.92	Occupied
1st - Flat 3	548	50.91	Occupied
1st - Flat 4	462	42.92	Occupied
Total	1,977	183.67	

## PRICE

Offers in excess of £500,000

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

For further information or to arrange a viewing please contact

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