



Connells

Danks Street
Tipton



Property Description

This well-maintained first-floor maisonette offers ample space and features a recently renovated kitchen and bathroom. It is conveniently located near excellent transportation options and amenities, making it an ideal choice for families and first-time buyers.

Entrance

Door to the rear, stairs leading first floor accommodation.

Hallway

Central heating radiator, built-in storage cupboard, loft access with pull down ladder & fully boarded for storage.

Lounge

15' 5" x 10' 6" (4.70m x 3.20m)

Double glazed window to the front, central heating radiator.

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Fitted kitchen to include a range of wall and base storage units with work surfaces over, tiling to splashback, one and a half bowl sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, integrated fridge freezer, integrated washer dryer, integrated dish washer, central heating boiler, tiled floor, double glazed window to the rear.



Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m)

Double glazed window to the front, central heating radiator.

Bedroom Two

9' 1" x 7' 9" (2.77m x 2.36m)

Double glazed window to the front, central heating radiator.

Bedroom Three

6' 4" x 6' 2" (1.93m x 1.88m)

Double glazed window to the rear, central heating radiator.

Bathroom

Suite to comprise bath with mains shower over, wash hand basin in vanity unit, low level w.c., tiling, double glazed window to rear elevation.

Outside

Allocated parking & communal garden area with gated access. storage shed.

Lease Details

We have been advised the following Leasehold Tenure Information & Costs :-

125 Year Lease from 1 April 2002,

Current Ground Rent Approximately £310.08 per annum

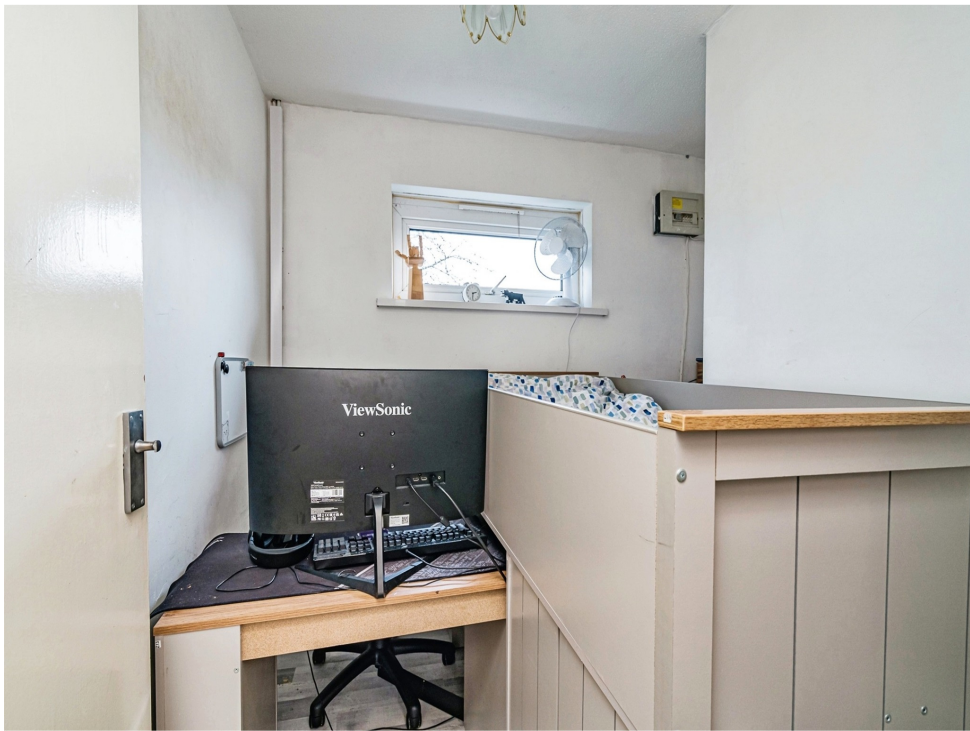
Current Annual Service Charge Included

Building Insurance Included

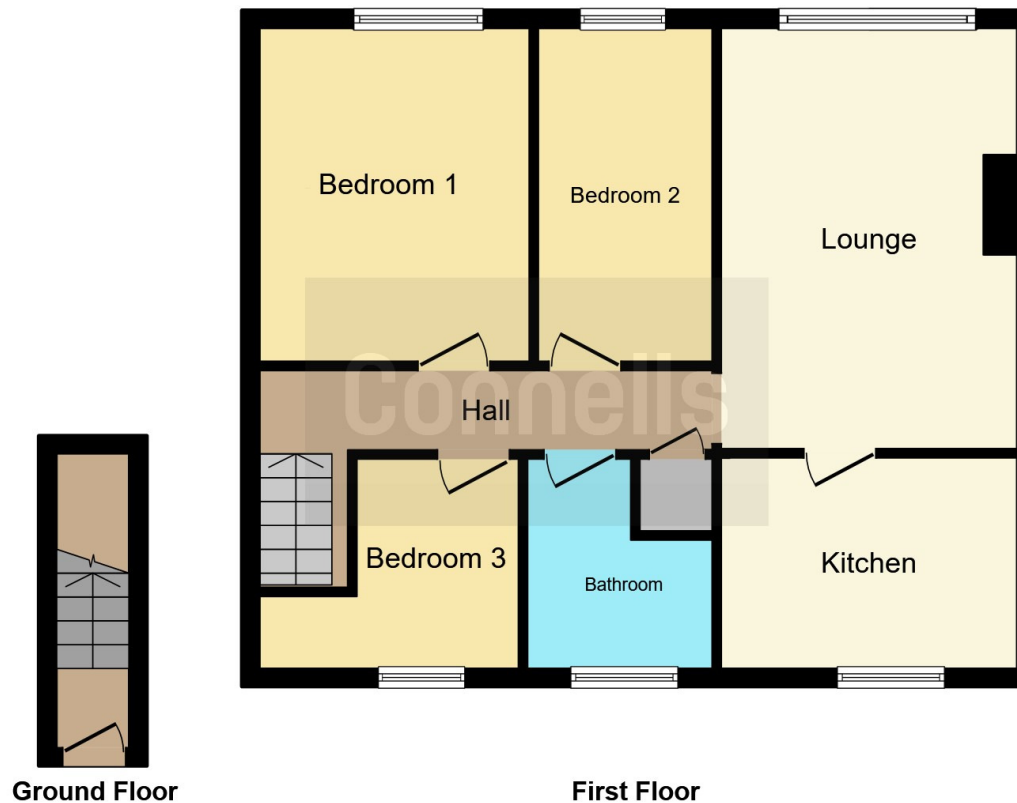
Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor.

This information is provided to assist the transaction - no warranty is given as to its accuracy









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD312575

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: DUD312575 - 0010