

for sale

offers in excess of **£120,000**



Dudley Road Tipton DY4 8DL

**** A UNIQUE OPPORTUNITY TO PURCHASE A SPACIOUS GROUND FLOOR FLAT WITHIN A SOUGHT AFTER LOCATION IN TIPTON**

****BENEFITING FROM NO UPWARD CHAIN **** Briefly comprising one bedroom, lounge, fitted kitchen, bathroom & garden area.

Dudley Road Tipton DY4 8DL

Entrance Lobby

Door to the front.

Entrance Hall

Door to the front, two central heating radiators.

Lounge

14' 10" x 14' (4.52m x 4.27m)

Double glazed patio doors to the rear, central heating radiator.

Kitchen

12' x 10' (3.66m x 3.05m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit, gas cooker point, plumbing for washing machine, space for domestic appliances, central heating radiator, double glazed window to the side.



Bedroom One

16' 10" x 14' (5.13m x 4.27m)

Double glazed window to the front, central heating radiator.

Bathroom

Bath with electric shower over, wash hand basin, low level w.c., extractor fan.

Outside

rear garden having slabbed paved patio area, lawned area, storage area, with rights of way with neighbouring property.

Lease Information

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

189 Years from 25th December 1991,

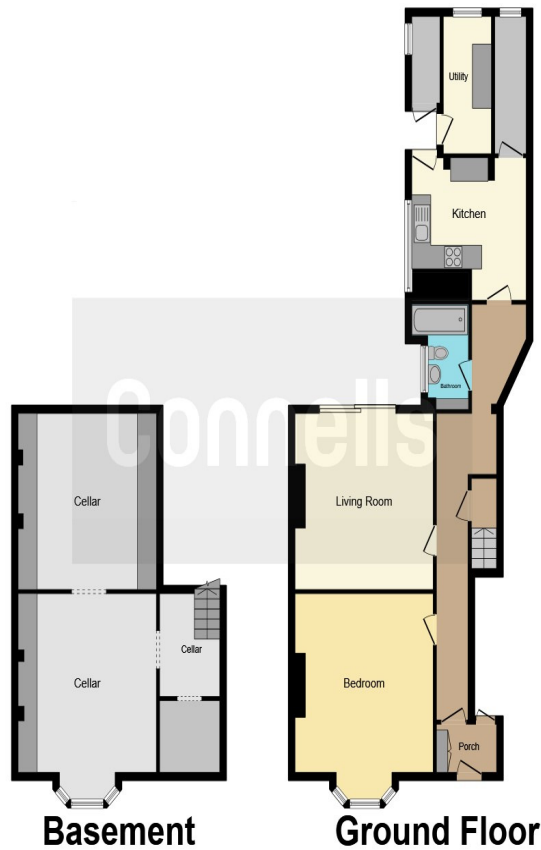
Current Ground Rent Approximately £0.00 per annum

Current Annual Service Charge of £ 0.00 per annum

Building Insurance £20.00 per month

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD313172 - 0006

Tenure: Leasehold

EPC Rating: E

view this property online connells.co.uk/Property/DUD313172

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk