

for sale

offers over **£95,000**



Harper Grove Tipton DY4 9SR

****A MODERN UPPER FLOOR APARTMENT SOLD WITH TENANT IN SITU ACHIEVING £750PCM**** Accommodation briefly comprising, entrance hall, lounge, kitchen, two bedrooms, family bathroom and allocated parking.

Harper Grove Tipton DY4 9SR

Communal Entrance

Intercom system, stairs to first floor, post boxes.

Entrance Hall

Door to the front, intercom, central heating radiator, storage cupboard.

Lounge

17' 8" x 10' 5" (5.38m x 3.17m)

Double glazed patio door to the front & rear, two central heating radiators.

Kitchen

11' 1" x 7' 2" (3.38m x 2.18m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, plumbing for washing machine, space for domestic appliances, central heating boiler, double glazed window to the rear.



Bedroom One

12' 7" x 9' (3.84m x 2.74m)

Double glazed window to the front elevation, fitted wardrobes, central heating radiator.

Bedroom Two

12' 7" x 6' 6" (3.84m x 1.98m)

Double glazed window to the front elevation, central heating radiator.

Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., central heating radiator, extractor fan.

Outside

One allocated parking space.

Lease Information

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

150 Years from 1st July 2005.

Current Ground Rent Approximately £60.00 per annum

Current Annual Service Charge of £2100.00 per annum

Building Insurance Inclusive

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: DUD314040 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2100.00

Ground Rent: 60.00

view this property online connells.co.uk/Property/DUD314040

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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