

for sale

£72,000



Boscobel Avenue Tipton DY4 8LN

****ONE BEDROOM FIRST FLOOR MAISONETTE BENEFITING FROM NO UPWARD CHAIN **** Briefly comprising lounge, kitchen, bedroom and bathroom.

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Entrance Hall

Double glazed door to the side elevation, double glazed window to the front elevation, stairs to accommodation.

Lounge

13' 5" x 11' 4" (4.09m x 3.45m)

Double glazed door to the front elevation, central heating radiator, built-in storage cupboard.

Rear Hallway

Doors to

Kitchen

10' 5" x 9' 10" (3.17m x 3.00m)

Wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, gas cooker point, plumbing for washing machine, tiling to splashback, central heating boiler, double glazed window to the rear, double glazed door to the rear leading to balcony.



Bedroom One

13' 1" x 8' 11" (3.99m x 2.72m)

Double glazed window to the rear, built-in storage cupboard, central heating radiator.

Bathroom

Bath with main shower over, wash hand basin, low level w.c., tiling, central heating radiator.

Lease Information

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

125 Years from 1st April 1982, 81 years remaining.

Current Ground Rent Approximately £10.00 per annum

Current Annual Service Charge of £416.63 per annum

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





Total floor area 49.3 m² (530 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD314397 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 416.63

Ground Rent: 10.00

view this property online connells.co.uk/Property/DUD314397

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1982. 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.

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