

for sale

offers over **£100,000** Leasehold



Groveland Road Tipton DY4 7TB

Modern Purpose Built Ground Floor Apartment offering the benefit of LONG LEASE (169 YEARS REMAINING) Upvc Double Glazing, Gas Central Heating and No Upward Chain. Great Location Next to the Canal with local amenities within close proximity and the benefit of a long lease.

Groveland Road Tipton DY4 7TB

Reception Hall

Lounge / Dining Room

16' 3" max into recess x 13' 6" (4.95m max into recess x 4.11m)

Fitted Kitchen

11' x 6' 5" (3.35m x 1.96m)

Bedroom One

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom Two

10' 6" x 6' (3.20m x 1.83m)

Family Bathroom

Outside

Allocated Parking

Leasehold Charges

Service Charge £1500 pa

Ground Rent - £0.00

Building Insurance - Included in Service Charge







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 Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI100704 - 0006

Tenure: Leasehold

EPC Rating: C

view this property online PaulDubberley.co.uk/Property/PTI100704

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Paul Dubberley is a trading name of Connells Residential which 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.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk