

for sale

offers over **£140,000** Leasehold



## Anchor Drive Tipton DY4 7RD

Modern Coach House making an Ideal Starter Home, whilst offering the benefit of Gas Central Heating, Double Glazing and Great Location.

# Anchor Drive Tipton DY4 7RD

## Reception Hall

## On The First Floor

## Landing

## Lounge

16' 5" x 11' 5" ( 5.00m x 3.48m )

## Fitted Kitchen

7' 7" x 7' 3" ( 2.31m x 2.21m )

## Bedroom One

13' 1" max x 10' 5" max ( 3.99m max x 3.17m max )

## Bedroom Two

13' 1" max into recess x 7' 2" max ( 3.99m max into recess x 2.18m max )

## Family Bathroom

## Outside

## Garage

16' 5" x 8' 2" ( 5.00m x 2.49m )

## Current Leasehold Charges

Service Charge :- £630.52 pa

Ground Rent :- tba





To view this property please contact Paul Dubberley on

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**E** [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)

73 Great Bridge  
TIPTON DY4 7HF

Property Ref: PTI103594 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [PaulDubberley.co.uk/Property/PTI103594](http://PaulDubberley.co.uk/Property/PTI103594)

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.

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