

for sale

offers in the region of **£90,000** Leasehold



Monins Avenue Tipton DY4 7XP

Modern Purpose Built First Floor Apartment in a Sought After Location close to the Canal Basin. Ideal First Time Purchase or Buy To Let Investment whilst offering the benefit of Gas Central Heating.

Monins Avenue Tipton DY4 7XP

Reception Hall

On The First Floor Landing

with access to loft for potential additional storage.

Lounge

14' 1" x 10' 3" (4.29m x 3.12m)

Fitted Kitchen

10' 6" x 10' 1" (3.20m x 3.07m)

Bedroom One

12' 2" x 9' 5" (3.71m x 2.87m)

Family Bathroom

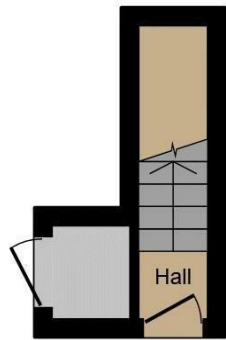
Outside Parking

Leasehold Charges

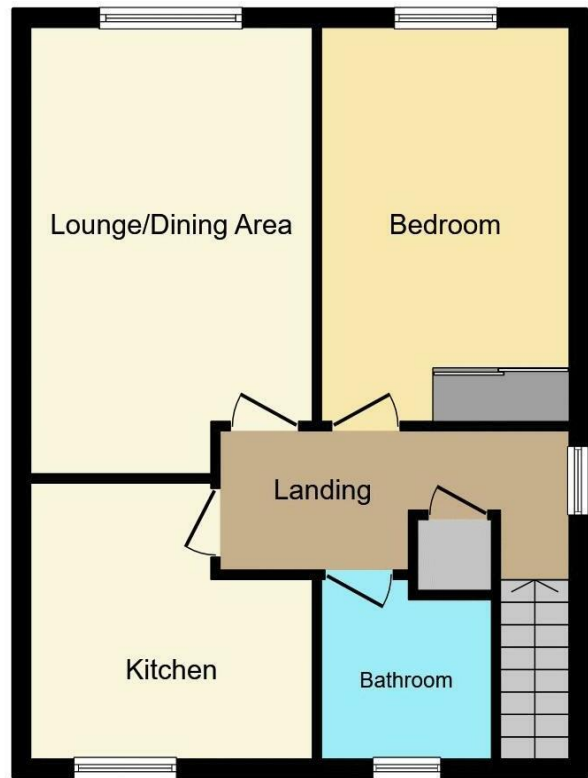
Service Charge £1200 pa







Ground Floor



First Floor

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To view this property please contact Paul Dubberley on

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TIPTON DY4 7HF

Property Ref: PT1102309 - 0004

Tenure: Leasehold

EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 1992. 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.

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.



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