

for sale

offers over **£220,000** Leasehold



Bedford Street Tipton DY4 7NX

Immaculate Town House offering the benefit of Superbly Presented Spacious Accommodation for which Viewing is highly Recommended. Having the benefit of Gas Central Heating, Double Glazing, Recently Fitted New Kitchen & new En Suite Shoer Room, plus in a Most Sought After Location.

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Reception Hall

Guest Cloakroom

Lounge

17' 9" x 13' (5.41m x 3.96m)

New Fitted Kitchen

11' 8" x 6' 2" (3.56m x 1.88m)

On The First Floor

Bedroom Two

12' 10" x 11' 8" (3.91m x 3.56m)

Bedroom Three

12' 10" x 11' (3.91m x 3.35m)

Family Bathroom

On The Second Floor

Bedroom One

12' 10" x 12' 7" (3.91m x 3.84m)

Dressing Area

New En Suite Shower Room

Outside

Attractive Rear Garden

Garage

Council Tax Band:- C

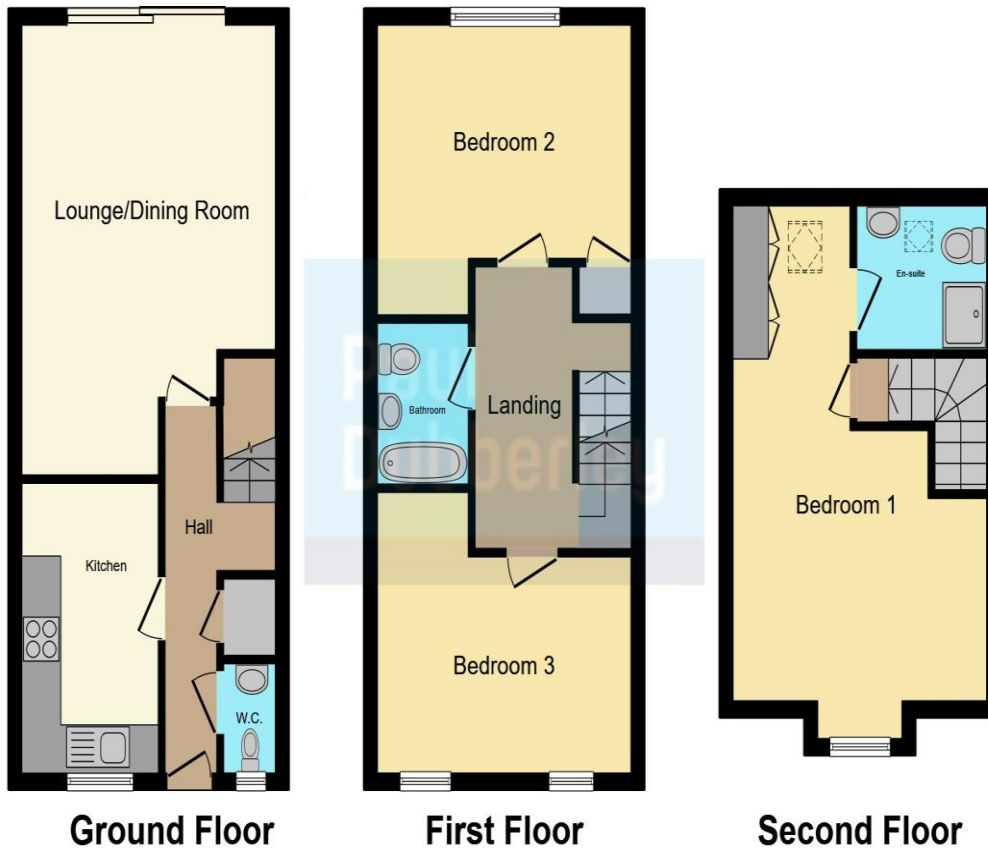
Current Leasehold Charges

Ground Rent :- £119.62 pa

Development Charge :- £286.90







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 Paul Dubberley on

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Property Ref: PTI104010 - 0002

Tenure: Leasehold

EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. 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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