

for sale

offers in the region of **£72,000** Leasehold



## Warren Close Tipton DY4 9PQ

Spacious First Floor Flat offering the benefit of Double Glazing and Good Location. Ideal First Time Purchase or Buy To Let Investment with Viewing Recommended.

# Warren Close Tipton DY4 9PQ

## Reception Hall

## On The First Floor

## Landing

## Lounge

16' max into recess x 13' 1" ( 4.88m max into recess x 3.99m )

## Fitted Kitchen

12' 9" max into recess x 8' 2" max ( 3.89m max into recess x 2.49m max )

## Bedroom

13' 1" x 8' 6" ( 3.99m x 2.59m )

## Family Bathroom

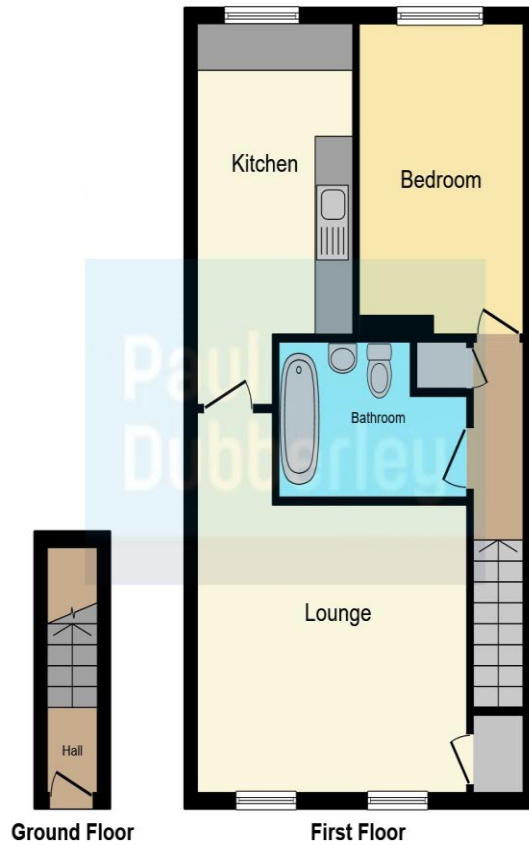
## Council Tax Band:- A

## Current Leasehold Charges:-

Ground rent : £30 pa







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

**T** 0121 522 3733  
**E** [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI103779 - 0002

**Tenure:** Leasehold

**EPC Rating:** D

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This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1975. 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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