

for sale

offers in the region of **£170,000** Leasehold



Butler Close Dudley DY1 4ST

Modern Luxury Second Floor Apartment Making an Ideal First Time Purchase whilst offering Superbly Presented Attractive Accommodation. Having the benefit of Great Location, Double Glazing and Gas Central Heating.

Butler Close Dudley DY1 4ST

Reception Hall

Lounge / Fitted Kitchen

22' 5" x 12' 5" (6.83m x 3.78m)

Bedroom One

13' 5" max x 10' 10" max (4.09m max x 3.30m max)

Bedroom Two

11' 1" x 8' (3.38m x 2.44m)

Family Bathroom

Outside

Council Tax Band:- B

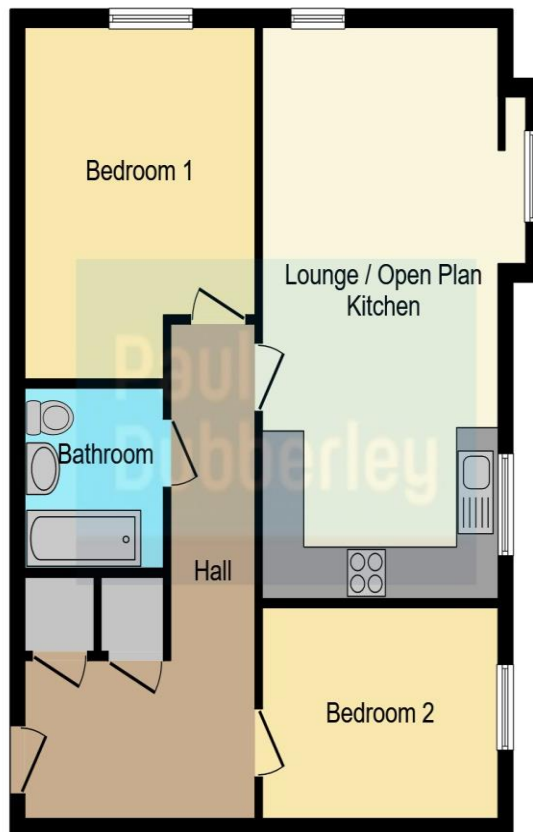
Leasehold Charges

Ground Rent - £150 pa

Service charge - £840 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

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Property Ref: PT1104276 - 0003

Tenure: Leasehold

EPC Rating: B

view this property online PaulDubberley.co.uk/Property/PT1104276

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jun 2017. 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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