

for sale

offers over **£90,000** Leasehold



## Lissimore Drive Tipton DY4 7SX

**BUY TO LET INVESTMENT ONLY - TENANT IN SITU** - current monthly rent of £650 pcm. Modern Well Presented **COACH HOUSE** offering the benefit of Upvc Double Glazing, Gas Central Heating, REAR GARDEN and in a **GREAT LOCATION**.



# Lissimore Drive Tipton DY4 7SX

## Reception Hall

Stairs to First Floor

## On The First Floor

## Landing

Access to partially boarded loft

## Lounge/Kitchen/Dining Room

18' 3" max x 9' 5" max ( 5.56m max x 2.87m max )

## Bedroom One

8' 5" max x 9' 5" max ( 2.57m max x 2.87m max )

having Walk in Wardrobe

## Family Bathroom

## Outside

Residents Parking with Electric gate

## Rear Garden

Outside Storage Cupboard, having electric power point

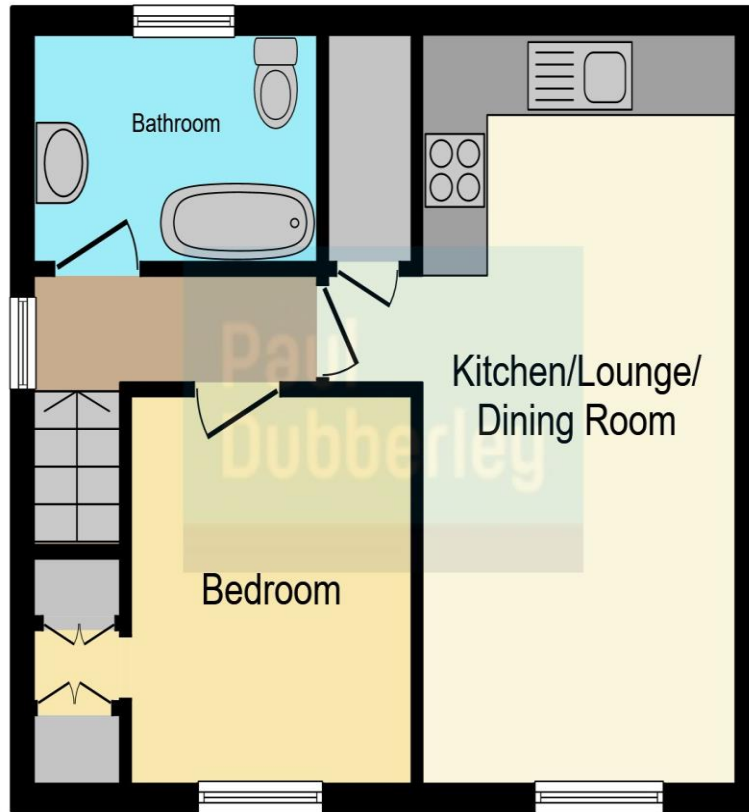
## Leasehold Charges

Ground Rent:- £312.10 pa

Service Charge :- £805.86 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](http://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: PTI101912 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 805.86

Ground Rent: 156.05

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Aug 2004. 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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