

for sale

offers over **£220,000** Leasehold



Standbridge Way Tipton DY4 8TS

BEAUTIFUL Modern 2 Bedroomed Semi Detached Home on a SOUGHT AFTER DEVELOPMENT, WALKING DISTANCE TO TRAIN STATION. Having a Lounge, Fitted Kitchen, 2 Bedrooms, Family Bathroom, En-Suite (Currently being used as Dressing Room) Driveway & Garden. IDEAL FOR A FIRST TIME BUYER. Viewing Recommended

Standbridge Way Tipton DY4 8TS

Reception Hall

With stairs to First Floor

Lounge

15' 2" max x 10' 9" max (4.62m max x 3.28m max)

Having built in storage cupboard

Fitted Kitchen / Diner

13' 8" max x 8' max (4.17m max x 2.44m max)

having patio door to garden

On The First Floor

Landing

with Airing Cupboard and loft Access

Bedroom One

11' 6" max x 10' 8" max (3.51m max x 3.25m max)

Dressing Room (en-Suite)

Previously was En Suite Shower Room, currently used as a dressing room as shower cubicle has been removed, shower tray is still in situ.

Bedroom Two

8' 6" x 7' 2" (2.59m x 2.18m)

having built in wardrobes

Family Bathroom

Outside

Driveway To Front

To Rear

Garden Area

being Fully paved and gate to side

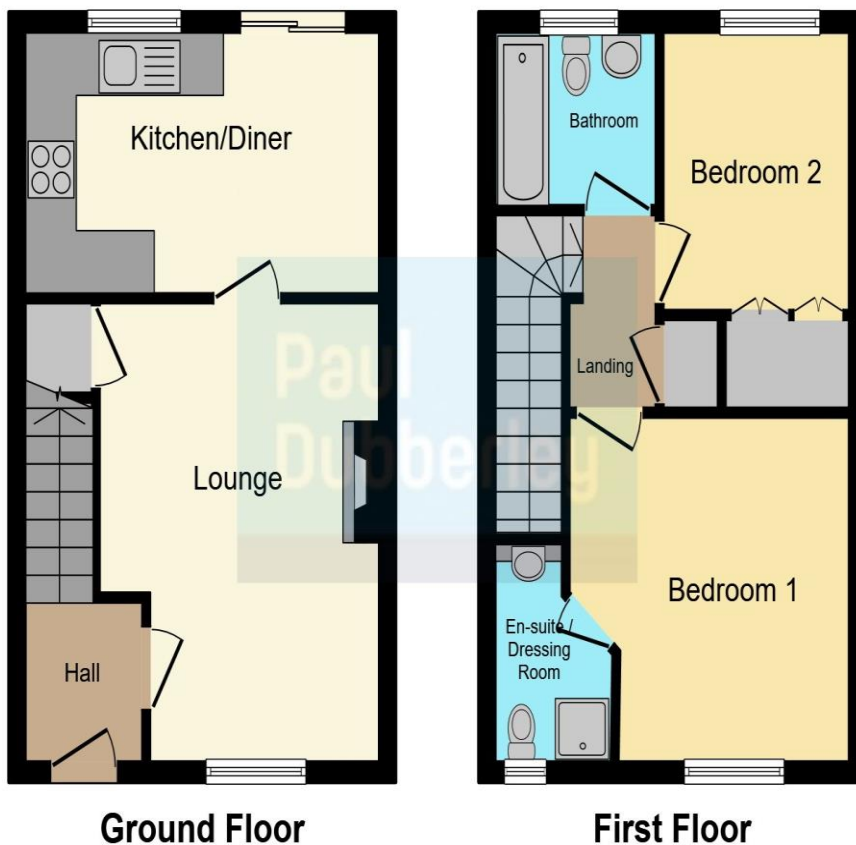


Agents Note

Agents Note: ONLY TO BE PURCHASED AS 100%. Green Square Accord Housing Association have advised that they will staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share plus the remaining 50% share of the property from Green Square Accord Housing Association. The advertised price is for the 100% Freehold.

Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability





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: PTI104760 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online PaulDubberley.co.uk/Property/PTI104760

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1999. 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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