

for sale

offers over **£110,000** Leasehold



## Kingfisher House Kingfisher Way Tipton DY4 8EP

**MODERN Purpose Built Second Floor Apartment BUY TO LET  
INVESTMENT - TENANT IN SITU ( Rent of £550 PCM), Security Entrance  
doors, Gas Central Heating, Lounge, Two bedrooms, Allocated parking**



# Kingfisher House Kingfisher Way Tipton DY4 8EP

## Reception Hall

## Lounge

18' 1" x 9' 2" ( 5.51m x 2.79m )

## Fitted Kitchen

10' 8" x 8' 7" ( 3.25m x 2.62m )

## Bedroom One

14' 6" x 8' 9" ( 4.42m x 2.67m )

## Bedroom Two

10' 3" x 7' 3" ( 3.12m x 2.21m )

## Family Bathroom

8' 7" max x 8' max ( 2.62m max x 2.44m max )

## Outside

## Allocated Parking







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: PTI104674 - 0008

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1740.00

Ground Rent: Ask Agent

**view this property online [PaulDubberley.co.uk/Property/PTI104674](http://PaulDubberley.co.uk/Property/PTI104674)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006. 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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