

for sale

offers in the region of **£120,000** Leasehold



Darbys Way Tipton DY4 7NY

MODERN First Floor Purpose Built Apartment situated in a GREAT LOCATION CLOSE TO ALL LOCAL AMENITIES Having Security Entrance Doors, Open Plan Lounge/Diner, Fitted Kitchen, Family bathroom, 2 Bedrooms, Allocated parking and no upward chain. IDEAL FIRST TIME PURCHASE or BUY TO LET !

Darbys Way Tipton DY4 7NY

Reception Hall

Lounge

18' 10" x 14' 2" (5.74m x 4.32m)

Fitted Kitchen / Diner

10' x 6' 10" (3.05m x 2.08m)

Bedroom One

12' 1" x 9' 7" (3.68m x 2.92m)

Bedroom Two

13' 4" x 8' 3" (4.06m x 2.51m)

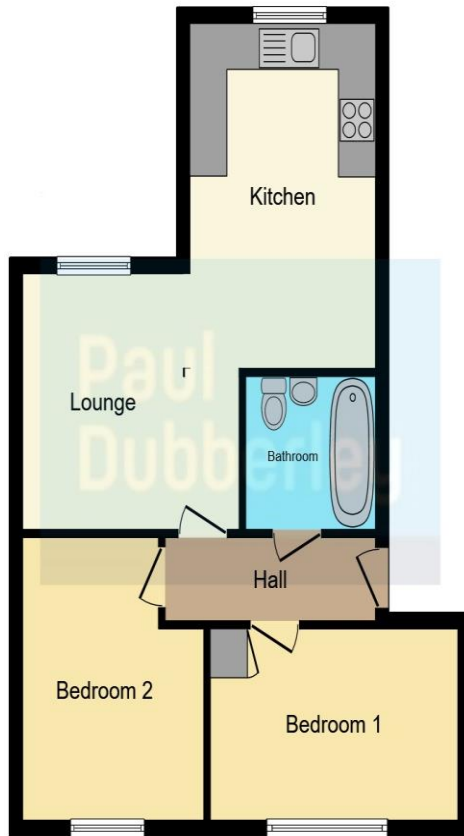
Bathroom

Outside

Security Entrance Doors & 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

To view this property please contact Paul Dubberley on

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 TIPTON DY4 7HF

Property Ref: PTI104717 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1665.30

Ground Rent: 55.00

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. 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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