

for sale

£99,000 Leasehold



Heronville House Sedgley Road East Tipton DY4 7TX

Ideal for BUY TO LET INVESTMENT 3rd Floor Flat offering good size accommodation and SUPERBLY PRESENTED & FULLY RENOVATED with Lounge/Diner, Fitted Kitchen, 2 Bedrooms, Bathroom, Lift and Communal Parking.

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Communal Entrance Hall

Lift To 3rd Floor Landing

Entrance Door

Hallway

having Built in Storage Cupboards

Lounge/Diner

15' 5" x 10' 9" (4.70m x 3.28m)

Having Door to Kitchen

Kitchen

10' 3" max x 7' 8" max (3.12m max x 2.34m max)

Bedroom One

16' 2" max x 8' 5" max (4.93m max x 2.57m max)

Bedroom Two

12' 8" x 8' 4" (3.86m x 2.54m)

Family Bathroom

Outside

Communal Parking Area







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: PTI104727 - 0005

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 100.00

view this property online PaulDubberley.co.uk/Property/PTI104727

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1982. 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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