

for sale

**£80,000 Leasehold**



**Old Canal Walk Tipton DY4 7QQ**

**PURPOSE BUILT One BEDROOM 1ST FLOOR FLAT + Ideal for a FIRST TIME BUYER or as a BUY TO LET INVESTMENT + WALKING DISTANCE to DUDLEY PORT TRAIN STATION + LOUNGE + KITCHEN + ONE BEDROOM + FAMILY BATHROOM + RESIDENT PARKING AREA + VIEWING HIGHLY RECOMMENDED**

# Old Canal Walk Tipton DY4 7QQ

## Entrance Hall

Having Stairs to First Floor

## Landing

## Lounge

13' 2" max x 11' 8" max ( 4.01m max x 3.56m max )

## Kitchen

9' 1" x 8' ( 2.77m x 2.44m )

## Bedroom One

11' 1" max x 10' max ( 3.38m max x 3.05m max )

## Study/Storage Room

6' 6" x 5' 8" ( 1.98m x 1.73m )

Note this room has no Window

## Bathroom

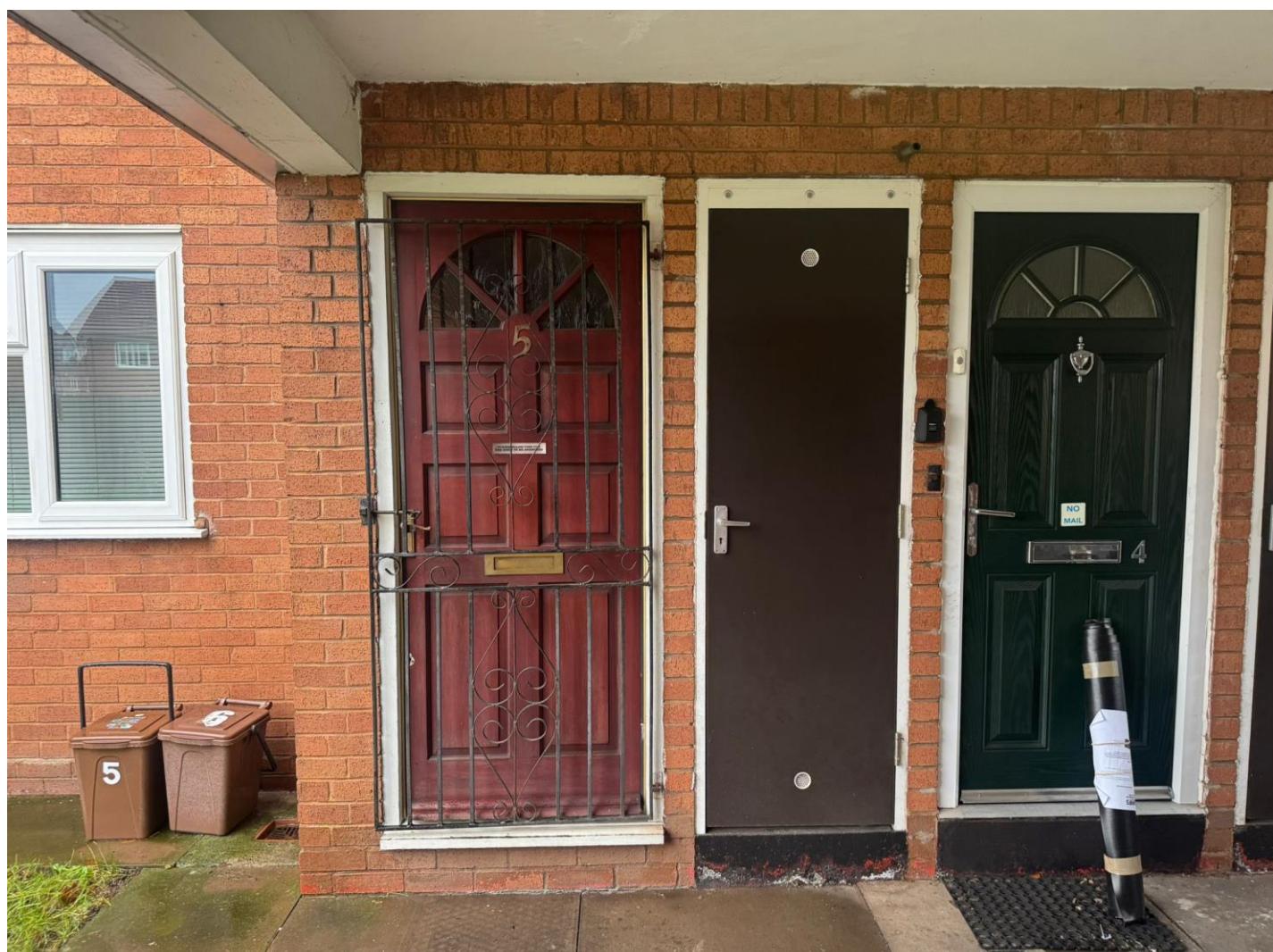
## Outside

## Communal Parking Area

## Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

The Vendor has not supplied any information regarding current Leasehold Charges or any restrictions relating to the property - any potential buyer should discuss this with their Conveyancer.





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: PTI104912 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

**[view this property online PaulDubberley.co.uk/Property/PTI104912](http://www.pauldubberley.co.uk/Property/PTI104912)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1991. 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.

