

for sale

offers in the region of **£80,000** Leasehold



Rugeley Close Tipton DY4 9TG

MODERN Purpose Built GROUND FOOR APPARTMENT, IDEAL FOR A FIRST TIME BUYER or as a BUY TO LET INVESTMENT, IN a POPULAR LOCATION, Having, Lounge, Kitchen, Bedroom, Garden & Allocated Parking Space

Rugeley Close Tipton DY4 9TG

Reception Hall

Lounge

15' Max x 10' Max (4.57m Max x 3.05m Max)

Fitted Kitchen

9' 3" Max x 6' 3" Max (2.82m Max x 1.91m Max)

Bedroom One

11' Max x 9' 3" Max (3.35m Max x 2.82m Max)

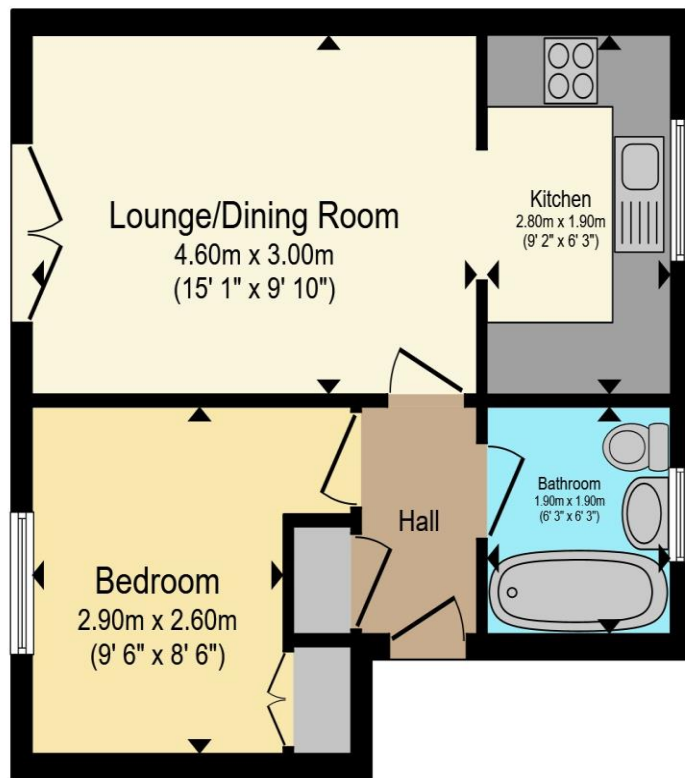
Family Bathroom

Outside

Allocated parking area







Total floor area 36.3 m² (391 sq.ft.) approx

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.propertybox.io

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

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Property Ref: PT1104897 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Dec 1998. 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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