

for sale

£90,000



## Tudor Court Tipton DY4 8UU

**\*\*A WELL MAINTAINED FIRST FLOOR MAISONETTE SET IN THE HEART OF TIPTON BENEFITING FROM NO UPWARD CHAIN \*\*** Briefly comprising lounge, kitchen, one bedroom, and bathroom.



# Tudor Court Tipton DY4 8UU

## Ground Floor

Double glazed door to the front elevation, storage cupboard, stairs to first floor accommodation.

## Landing

Built-in storage cupboard.

## Lounge / Dining Room

15' 7" x 11' 5" ( 4.75m x 3.48m )

Double glazed window to the rear, electric heater, fire surround with electric point.

## Kitchen

9' 2" x 8' 6" ( 2.79m x 2.59m )

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the front elevation.





## Bedroom

12' 4" x 9' 3" ( 3.76m x 2.82m )

Double glazed window to the rear, electric heater.

## Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., tiling, double glazed window to the front elevation.

## Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -

99 Years from 25th March 1977 , which means there are currently 50 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.

Current Ground Rent Approximately £45.00 per annum

Current Annual Service Charge of £1150.00 per annum

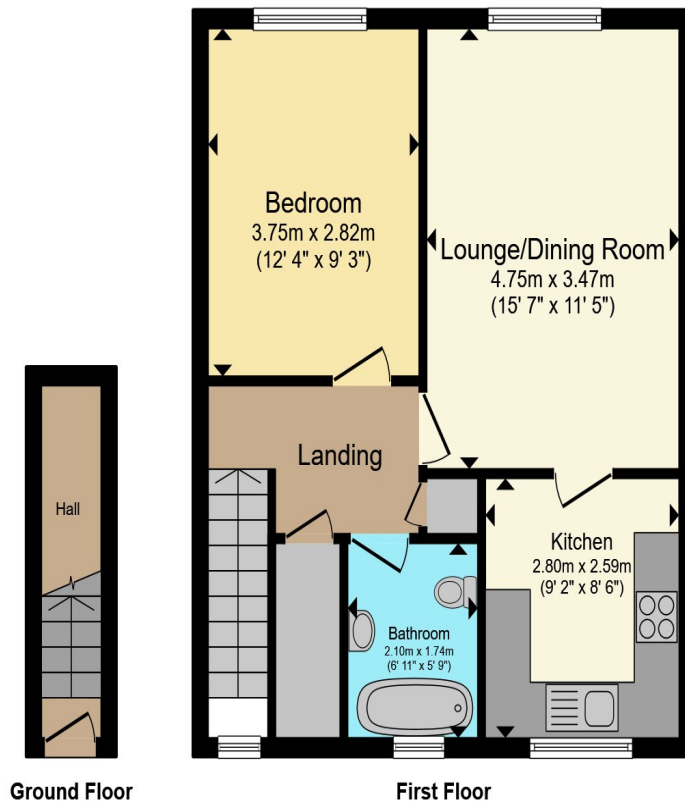
Building Insurance Included

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved





Total floor area 51.2 m<sup>2</sup> (551 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD314415 - 0003

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1150.00

Ground Rent: 45.00

**view this property online [connells.co.uk/Property/DUD314415](http://connells.co.uk/Property/DUD314415)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1977. 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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