

for sale

£200,000 Freehold



Alexandra Road Tipton DY4 8TG

SPACIOUS TRADITIONAL MIDDLE TERRACED FAMILY HOME in a **POPULAR LOCATION**, close to local **SCHOOLS**, **LEISURE CENTRE** and **TRAIN STATION**. Lounge, Living Room, Dining Room, Fitted Kitchen, Downstairs Family Bathroom, 3 Bedrooms, Rear Garden - Viewing Recommended.

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Entrance - Direct Into Lounge

Lounge

10' 10" max x 12' 5" max (3.30m max x 3.78m max)

leading to dining room

Dining Room

11' 9" max x 9' 4" max (3.58m max x 2.84m max)

Having Stairs to First Floor

Living Room

11' 11" max x 10' 10" max (3.63m max x 3.30m max)

leading to Kitchen

Fitted Kitchen

10' 5" x 9' 2" (3.17m x 2.79m)

leading to Bathroom

Inner Hallway

having door to bathroom and Rear Garden

Downstairs Family Bathroom

On The First Floor

Landing

Having stairs to 2nd Floor

Bedroom One

12' 4" max x 10' 10" max (3.76m max x 3.30m max)

Bedroom Two

10' 10" max x 8' 10" max (3.30m max x 2.69m max)

Second Floor

Bedroom Three

14' 2" x 10' 9" (4.32m x 3.28m)

Outside

Rear Garden

Having lawn and patio area



Agents Notes

Agents Note: 'Further information is available relating to works that are will be required with potential costs payable - We have been advised that the property has Foam ceiling tiles in the Kitchen which will require removal. Please contact the branch for more details and ask your conveyancer for more information.'

'We have been unable to verify if either Planning Permission or Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.'

Agents Note 2 : The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Title WM499176 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the right to use shared 'party walls' (walls shared with a neighbour), as well as shared drains, sewers, water pipes, chimneys, and gutters.

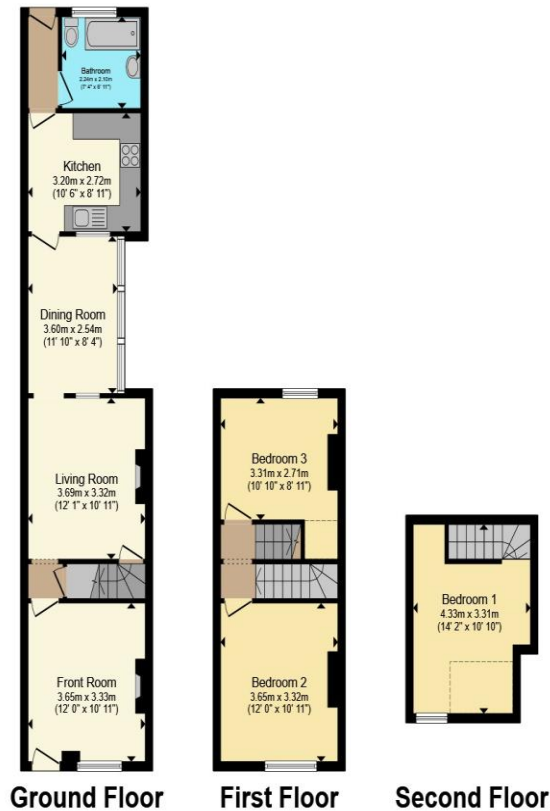
The property benefits from rights of way and the use of water and drainage systems that have historically been shared with neighbouring properties.

The property has the right to 'support' from neighbouring

buildings, meaning the adjoining structures must provide the necessary physical stability for this house.

- The owner is not allowed to use any part of the property to manufacture, sell, or supply any alcoholic drinks. This rule was created to protect the business of a nearby public house.
- The owner cannot claim a legal right to 'light or air' if it would prevent neighbours from building on their own land. This means you might not be able to stop a neighbour from building an extension even if it affects the light reaching your property.
- The owner is restricted from refusing to pay a fair share of the costs for repairing and maintaining shared facilities like drains, pipes, and paths.





Total floor area 94.4 m² (1,017 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



To view this property please contact Paul Dubberley on

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Property Ref: PT1105198 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: A

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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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