



Connells

Clifford Court Toll End Road
Tipton



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom ground floor apartment in Tipton, offered with no upward chain!

The property briefly comprises of two spacious bedrooms, a lounge with Juliet balcony, a fully fitted bathroom, and a fitted kitchen with plumbing for utilities and space for appliances.

The property sits in a great location to provide easy access to local schools, shops and other amenities.

Entrance Hall

Entry door to side, carpet flooring, ceiling light point, radiator, storage cupboard, doors to lounge, bedrooms and bathroom.

Lounge

Double glazed Juliet balcony to front, carpet flooring, ceiling light point, radiator and open access to kitchen.

Kitchen

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, space for fridge freezer, plumbing for utilities, vinyl flooring and ceiling light point.

Bedroom One

Double glazed window to front, carpet flooring, ceiling light point and radiator.

Bedroom Two

Double glazed window to rear, carpet flooring, ceiling light point and radiator.

Bathroom

Double glazed window to front, bath with shower over, WC, wash hand basin, vinyl flooring, tiled splashback, ceiling light point and radiator.

Rear Garden

Allocated parking to rear and access to communal entrance.

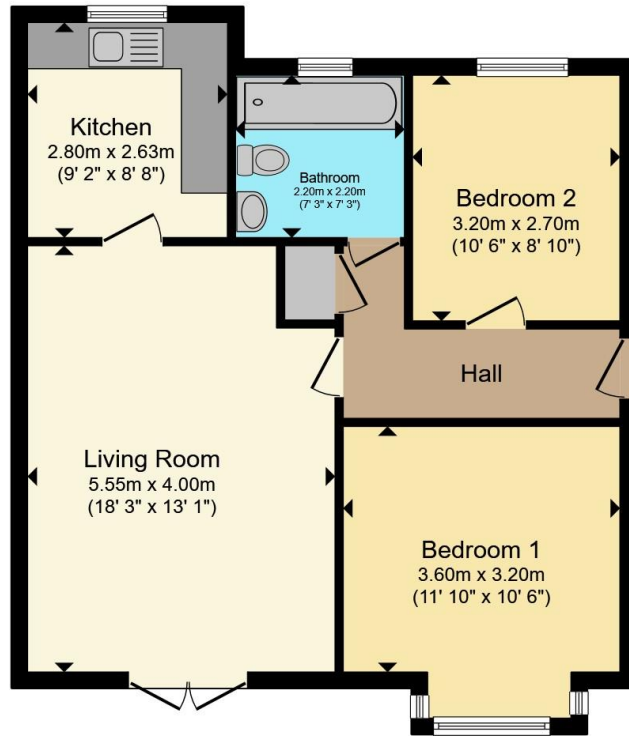
Agents Note

Annual charges associated with the property we have been made aware of:

Ground Rent: £250

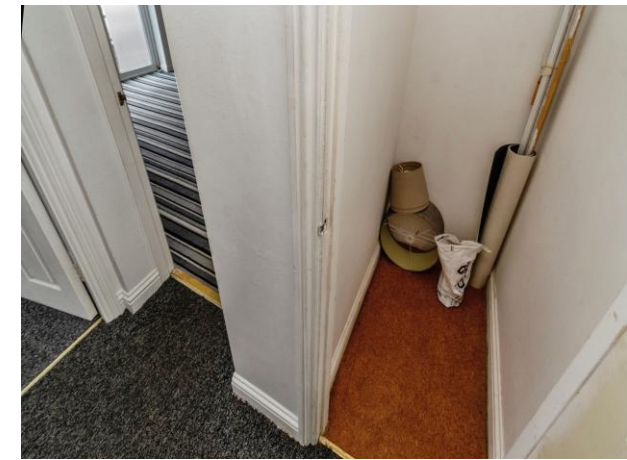
Service Charge £2268.28





Total floor area 62.7 m² (675 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 Connells on

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22 Spring Head
 WEDNESBURY WS10 9AD

EPC Rating: C Council Tax
 Band: A

Service Charge:
 2268.28

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED312208

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.

Connells Residential 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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