



Ferguson Drive, Tipton, DY4 7NS

Offers in the Region of **£120,000**

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Tenure: Leasehold

Property Type: Upper Floor Apartment

Council Tax Band: A

Please Quote Reference: NP1566

Key Features

- NO UPWARD CHAIN
- ALLOCATED PARKING SPACE
- 165 YEAR LEASE
- WELL PRESENTED
- WALKING DISTANCE TO TRAM/TRAIN STATIONS
- LOCATED OPPOSITE Q3 ACADEMY SCHOOL
- CLOSE TO GREAT BRIDGE & OWEN STREET HIGH STREET
- EPC RATING - C

Property Overview

Well-presented two-bedroom upper-floor apartment offered with no upward chain. Benefiting from spacious living accommodation, a fitted kitchen with dining area, two generous bedrooms, secure communal access, an allocated parking space, and approximately 165 years remaining on the lease upon completion. Ideally situated opposite Q3 Academy and within easy reach of rail, tram and motorway links, this property is an excellent opportunity for first-time buyers, downsizers, or investors. Early viewing is highly recommended

This beautifully presented two-bedroom upper-floor apartment offers comfortable and convenient living with no upward chain, making it an excellent opportunity for first-time buyers, those looking to downsize, or investors and offers no upward chain. Accessed via a secure communal entrance door or visitors using the wall mounted intercom system, the well-maintained grounds lead to a welcoming entrance hall. This area features a brick finish, access to post boxes, tiled flooring, and staircases providing access to the upper floors. This property is ideally located within walking distance to tram and train stations, offering excellent transport links. It is situated opposite Q3 Academy School and is close to local amenities in Great Bridge and Owen Street High Street, enhancing everyday convenience.

Discover the comfort and convenience this apartment offers. Arrange a viewing today!



Lease & Service Charge Information

- **Tenure:** Leasehold
- **Lease Remaining:** 165 years remaining (subject to completion of ongoing lease extension)
- **Service Charge:** £398 per quarter.
- **Ground Rent:** £60 Per Annum.

Room by Room Description

Entrance Hallway

Main front door leading into the property from the communal hallway, laminated flooring, intercom entry system, doors leading into the lounge, both bedrooms and the family bathroom.

Lounge Area (3.53m x 3.47m / 11'6" x 11'4")

Laminated flooring, TV & Tel point, window to the front, electric heater, door to the hallway and open plan to the dining area.

Dining Area (3.12m x 2.31m / 10'2" x 7'6")

Laminated flooring, electric heater and open being plan to the lounge area & kitchen area.

Kitchen Area (3.1m x 2.09m / 10'2" x 6'10")

A range of fitted wall & base units with a Beech effect finish and work surfaces over, window to the front, laminated flooring, space for an undercounter fridge-freezer, plumbing facilities for a washing machine, stainless steel sink & drainer with Chrome mixer tap over & splash back panel, integral White gloss finish 4 plate electric hob with extractor fan over and built in electric oven underneath, spotlights to ceiling and being open plan to the dining area.

Master Bedroom (4.1m x 2.66m / 13'5" x 8'8")

Window to the rear, electric heater, TV & Tel point, storage cupboard housing the water immersion heater and a door leading into the entrance hallway.

Bedroom 2 (3.59m x 2.91m / 11'9" x 9'6")

Window to the rear, electric heater and door leading into the entrance hallway.

Family Bathroom

Mosaic effect tiling to splash prone areas, extractor fan, fitted panel bath with Chrome taps and fitted electric shower and shower screen, low level wc, electric heater, spotlights to ceiling, ceramic pedestal wash hand basin with Chrome taps over, door leading into the entrance hallway.

Buyer's Notice

In line with current regulations, all prospective buyers will be required to complete an Anti-Money Laundering (AML) check before a sales memorandum can be issued once a sale is agreed. This is a standard procedure and helps ensure a smooth and compliant transaction for all parties involved. The AML check is carried out by a third-party provider and is subject to a fee of £30 per buyer.







28 Ferguson Drive, Tipton, DY4 7NS

NICOLA POWERS
exp[®] uk

Nicola Powers

73 Farmer Way Tipton DY4 0BL

07525 779 474 | nicola.powers@expuk.com | <https://nicolapowers.exp.uk.com>