Paul Dubberley

PaulDubberley.co.uk

for sale

£87,500 **Leasehold**

Brindlefields Way Tipton DY4 7XL

A well-maintained one-bedroom flat on the ground floor, ideal first-time purchase, downsize, or investment opportunity. Accessed via welcoming communal entrance hall, the property is presented in good order throughout and benefits from generous communal outdoor space and resident parking.

Brindlefields Way Tipton DY4 7XL

Communal Entrance

Having stairs to all Floors, Communal Landings And Mail Boxes

Reception Hall

Open Plan Lounge/Kitchen

15' 6" x 11' 10" (4.72m x 3.61m)

Bedroom One

9' 11" x 8' 6" (3.02m x 2.59m)

Family Bathroom

Outside

Allocated Parking Space

Agents Notes

AGENTS NOTES TO BUYERS - Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

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 register restrictions (WM553863):

Here is a summary but a property lawyer can advise further:- The property benefits from all the legal rights (known as 'easements') granted in the original lease, such as the right to use shared access ways and services.

- The owner has the right to use the specific parking space that is included as part of the property's legal title.

- The electricity company has the right to enter the land to repair and maintain their cables and equipment, provided they fix any damage caused.

- The owner must not do anything on the property that could be a nuisance or annoyance to the neighbours or the previous development company.

- The owner must not build any structures or plant trees near the electricity lines without getting written approval from the electricity company first.

- The owner is not allowed to change the ground levels in a way that would interfere with the electricity equipment.

- The owner must pay a fair share of the costs for cleaning and repairing shared pipes, wires, and cables (referred to as 'conducting media').

- The owner must not break any planning permission rules related to the building.

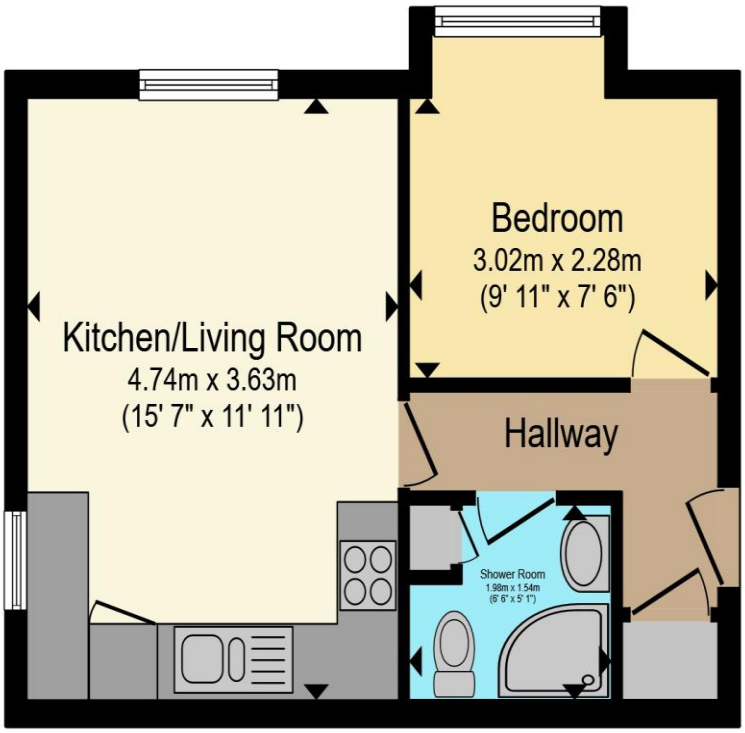
- The owner must maintain any trees or landscaping on the property to the satisfaction of the local council and the

development corporation.

- No buildings or structures can be put up within three metres of any public sewers or manholes.

- The owner cannot dig new foundations or carry out major excavations without written approval from the local planning authority.

- There are rules in the lease that limit how the property can be sold or transferred to ensure all legal requirements are met.



Ground Floor

Total floor area 32.8 m² (353 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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73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105391 - 0005

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 800.00

view this property online PaulDubberley.co.uk/Property/PTI105391

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.