

for sale

£130,000 Leasehold



Sedgley Road East Tipton DY4 8XA

PURPOSE BUILT GROUND FLOOR Maisonette - IDEAL FOR A FIRST TIME BUYER ! Close to LOCAL AMENITIES and GOOD TRANSPORT LINKS - Lounge, Fitted Kitchen, 2 bedrooms, Family Bathroom, Gardens, parking - VIEWING HIGHLY RECOMMENDED.

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Reception Hall

Having built in storage cupboard

Lounge

13' 3" max x 13' 3" max (4.04m max x 4.04m max)

Fitted Kitchen

10' 1" max x 7' 4" max (3.07m max x 2.24m max)

Bedroom One

13' 4" max x 9' 9" max (4.06m max x 2.97m max)

Having built in wardrobe

Bedroom Two

11' 6" x 9' 7" (3.51m x 2.92m)

Family Bathroom

Outside

Front & Rear Gardens

having brick built shed

Parking

Agents Notes

Title register restrictions (MM95998):

Here is a summary but a property lawyer can advise further:- The property comes with specific legal rights (known as easements) mentioned in the lease, which are positive benefits such as the right to use shared services or access routes.

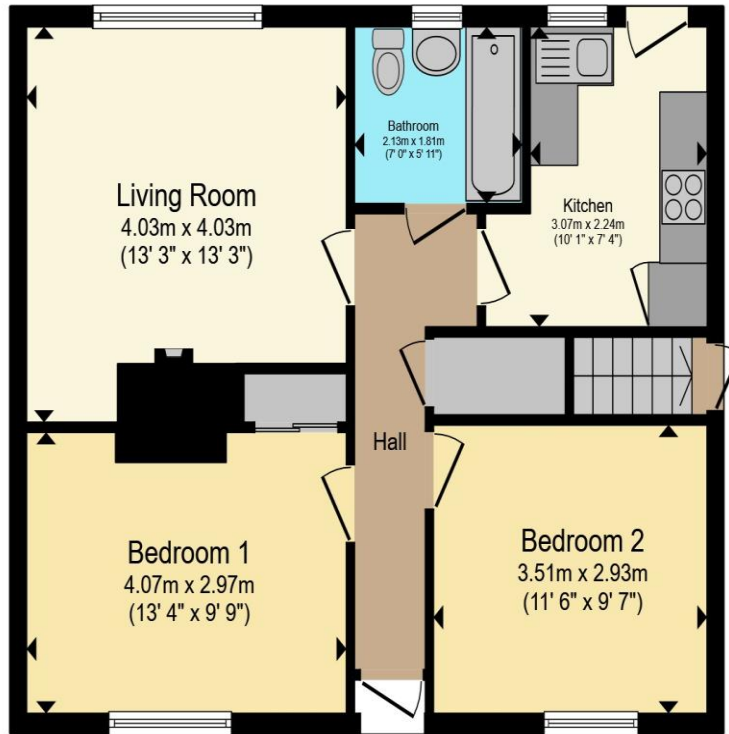
The property also benefits from rights granted under the Housing Act 1985, which are standard for properties originally bought from a local council.

- The owner cannot sell or lease the property before 6 November 2027 without getting a certificate from Sandwell Council to show they are following specific housing laws.

- The lease contains rules that limit the owner's ability to sell or sub-let the property (this is known as a restriction on alienation).







Ground Floor

Total floor area 60.1 m² (646 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

**Paul
Dubberley**

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Property Ref: PTI105283 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: £369.19

Ground Rent: £10.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2017. 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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