

for sale

£160,000 Leasehold



Bedford Street Tipton DY4 7NX

SUPERBLY PRESENTED PURPOSE BUILT COACH HOUSE - IDEAL FIRST TIME PURCHASE, close to all LOCAL AMENITIES. Having, Open Plan Lounge/ Diner / Kitchen, 2 bedrooms, Family Bathroom, Parking Space + Garage - VIEWING HIGHLY RECOMMENDED !!

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Ground Floor

Entrance Hall

Having stairs to first floor

On The First Floor

Landing

Having built in storage cupboard

Lounge / Diner

17' 5" x 12' 2" (5.31m x 3.71m)
Open Plan though into kitchen area

Kitchen

7' 3" x 6' 7" (2.21m x 2.01m)

Bedroom One

19' 8" x 9' 9" (5.99m x 2.97m)

Bedroom Two

16' 5" x 7' 3" (5.00m x 2.21m)

Family Bathroom



Outside

Driveway In Front Of Garage

Garage

21' x 7' 9" (6.40m x 2.36m)

having up and over door

Agents Notes

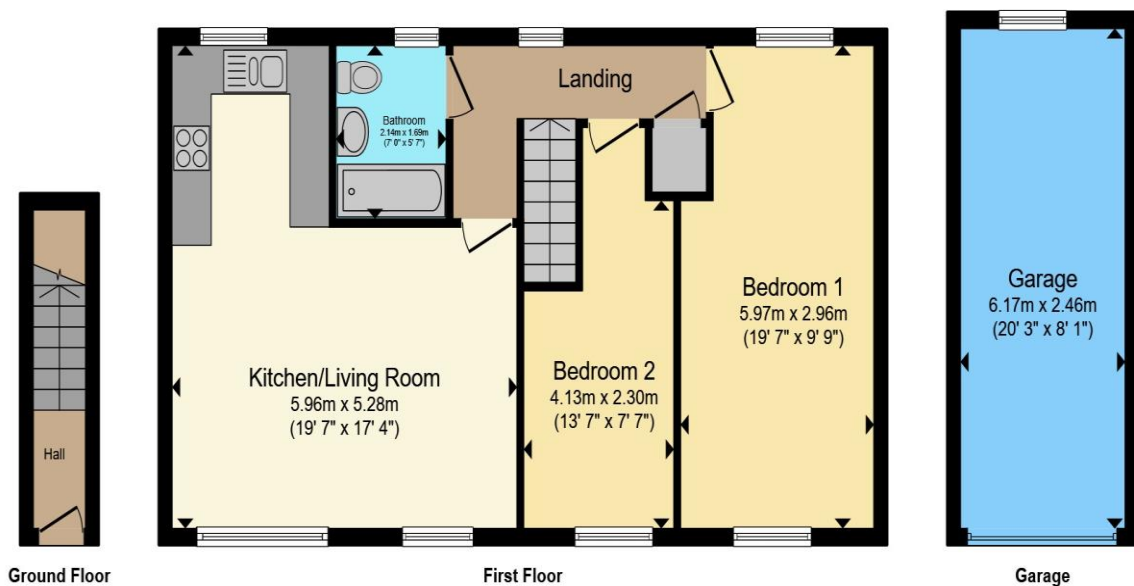
Title register restrictions (WM817201):

- We have been advised that there is no heating installed at the property. Please make enquiries to satisfy yourself
- The owner must not build any structures or plant trees near the electric lines without getting written permission from the electricity company.
- The owner is not allowed to change the height or level of the ground if it would interfere with the electricity company's equipment.
- The lease contains rules regarding 'dealings' (this is a legal term for selling, sub-letting, or transferring the property), meaning the owner must follow specific procedures set out in the lease before they can transfer the property to someone else.

Here is a summary but a property lawyer can advise further:- The electricity company has the right to enter the land to install, inspect, repair, or remove electric lines and related equipment.

- The property benefits from 'easements' granted in the lease, which are legal rights to use certain paths or services that belong to others, such as shared access ways or utility pipes.





Total floor area 82.7 m² (890 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**

To view this property please contact Paul Dubberley on

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Property Ref: PTI105350 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 860.00

Ground Rent: 90.00

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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