

for sale
£99,000 Leasehold

**Paul
Dubberley**



Gough Drive Tipton DY4 7AL

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Property Description

Investment opportunity, first-time buyer's dream or someone looking to downsize, located on the ground floor, this well-presented one-bedroom flat offers the perfect opportunity.

The heart of this home is the bright open-plan living and kitchen area, creating a fantastic space for both relaxing and entertaining. The kitchen is the perfect space for cooking and seamlessly flows into the living area to provide a contemporary feel.

The property further benefits from a generous double bedroom and separate modern bathroom that has been newly fitted with double walk in shower. Neutral decor throughout allowing any purchaser to move straight in and make the space their own.

Outside, an off-road car park offering its own dedicated parking space along with the convenient addition of visitor spaces.

Conveniently located close to local amenities, shops, and transport links, this attractive flat combines comfort, convenience, and low-maintenance living.

Benefiting from approximately 104 years remaining on the lease, this property offers long-term security and excellent appeal for first-time buyers, downsizers, and investors.

Kitchen / Living Room

19' 3" max x 19' 3" max (5.87m max x 5.87m max)

Bedroom One

10' 7" max x 9' 1" max (3.23m max x 2.77m max)

Bathroom

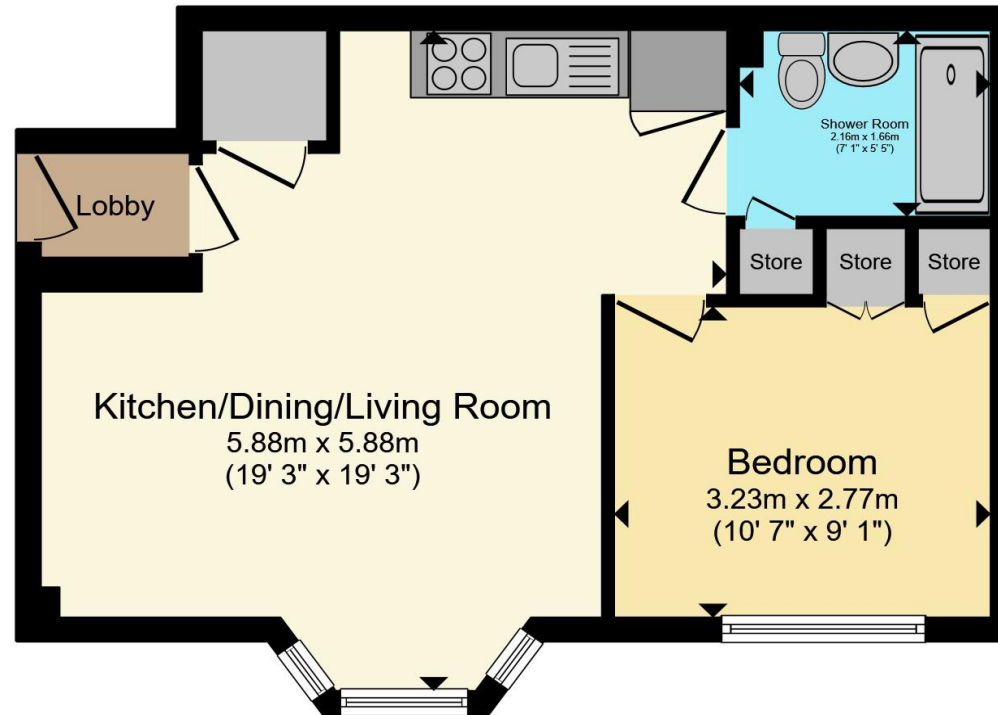
Newly fitted bathroom with double shower.

Agents Notes

AGENTS NOTE 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.







Total floor area 42.1 m² (454 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

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To view this property please contact Paul Dubberley on

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73 Great Bridge
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EPC Rating:
Awaited

Council Tax
Band: A

Service Charge:
1331.00

Ground Rent:
150.00

view this property online PaulDubberley.co.uk/Property/PTI105428

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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