

for sale

£80,000 Leasehold



Brickhouse Lane South Tipton DY4 7HJ

MODERN PURPOSE BUILT 2nd Floor FLAT - Ideal as a FIRST TIME PURCHASE OR BUY TO LET. CLOSE TO GREAT BRIDGE, many local amenities and transport links within a short distance. Having an OPEN PLAN Lounge/Kitchen, 2 bedrooms, Family Bathroom, and Resident Parking

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Communal Entrance

Having stairs to all Floors & Communal Landings

Reception Hall

Open Plan Lounge/Kitchen

20' 3" x 9' 10" (6.17m x 3.00m)

Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m)

Bedroom Two

9' x 7' 9" (2.74m x 2.36m)

Family Bathroom

Outside

Allocated Parking Space

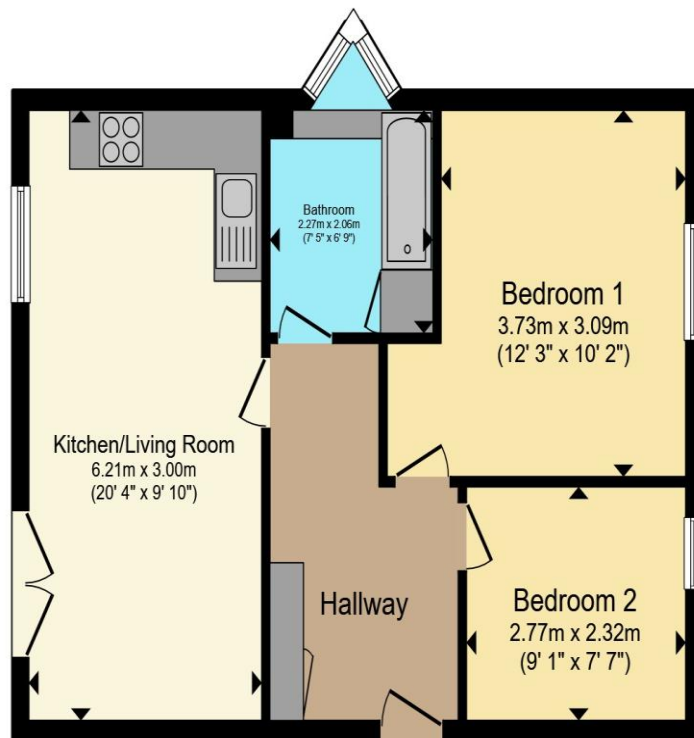
Agents Notes

Title WM920043 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights, known as easements, mentioned in the lease. These are positive rights that allow the owner to use parts of the building or land not directly owned by them, such as shared access paths or utility pipes.







Second Floor

Total floor area 51.9 m² (558 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: PTI105411 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 906.60

Ground Rent: 250.00

view this property online PaulDubberley.co.uk/Property/PTI105411

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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