

for sale

offers in the region of **£135,000** Leasehold



Sannders Crescent Tipton DY4 7NU

Modern Purpose Built Ground Floor Apartment offering the benefit of Security Entrance Doors, Double Glazing and Electric Heating. Well Presented Accommodation for which Viewing is recommended, whilst in a Great Location with All amenities close to hand. **ALL FURNITURE INCLUDED IN THE SALE PRICE**

Sannders Crescent Tipton DY4 7NU

Reception Hall

Lounge

14' 6" max x 13' 6" max (4.42m max x 4.11m max)

Fitted Kitchen

13' 10" max x 7' 10" max (4.22m max x 2.39m max)

Bedroom One

12' 6" max into recess x 9' max (3.81m max into recess x 2.74m max)

Bedroom Two

12' 6" max x 8' 2" max (3.81m max x 2.49m max)

Family Bathroom

Outside

Allocated Parking

Council Tax Band:- A

Current Leasehold Charges

Ground rent - £168 pa

Service charge - £1200 pa







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.focalagent.com

To view this property please contact Paul Dubberley on

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73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI104190 - 0007

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 168.00

view this property online PaulDubberley.co.uk/Property/PTI104190

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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