for sale

£200,000 Freehold

Alexandra Road Tipton DY4 8TG

SPACIOUS TRADITIONAL MIDDLE TERRACED FAMILY HOME in a POPULAR LOCATION, close to local SCHOOLS, LEISURE CENTRE and TRAIN STATION. Lounge, Living Room, Dining Room, Fitted Kitchen, Downstairs Family Bathroom, 3 Bedrooms, Rear Garden - Viewing Recommended.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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Entrance - Direct Into Lounge

Lounge
10' 10" max x 12' 5" max (3.30m max x 3.78m max)
leading to dining room

Dining Room
11' 9" max x 9' 4" max (3.58m max x 2.84m max)
Having Stairs to First Floor

Living Room
11' 11" max x 10' 10" max (3.63m max x 3.30m max)
leading to Kitchen

Fitted Kitchen
10' 5" x 9' 2" (3.17m x 2.79m)
leading to Bathroom

Inner Hallway
having door to bathroom and Rear Garden

Downstairs Family Bathroom

On The First Floor

Landing
Having stairs to 2nd Floor

Bedroom One
12' 4" max x 10' 10" max (3.76m max x 3.30m max)

Bedroom Two
10' 10" max x 8' 10" max (3.30m max x 2.69m max)

Second Floor

Bedroom Three
14' 2" x 10' 9" (4.32m x 3.28m)

Outside

Rear Garden
Having lawn and patio area

Agents Notes

Agents Note: ‘Further information is available relating to works that are will be required with potential costs payable - We have been advised that the property has Foam ceiling tiles in the Kitchen which will require removal. Please contact the branch for more details and ask your conveyancer for more information.’

‘We have been unable to verify if either Planning Permission or Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.’

Agents Note 2 : The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Title WM499176 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the right to use shared 'party walls' (walls shared with a neighbour), as well as shared drains, sewers, water pipes, chimneys, and gutters.

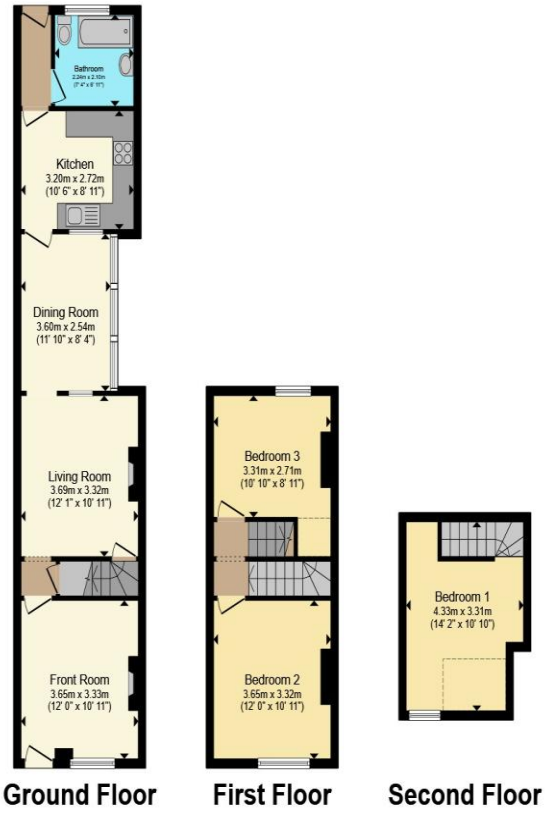
The property benefits from rights of way and the use of water and drainage systems that have historically been shared with neighbouring properties.

The property has the right to 'support' from neighbouring buildings, meaning the adjoining structures must provide the necessary physical stability for this house.

- The owner is not allowed to use any part of the property to manufacture, sell, or supply any alcoholic drinks. This rule was created to protect the business of a nearby public house.

- The owner cannot claim a legal right to 'light or air' if it would prevent neighbours from building on their own land. This means you might not be able to stop a neighbour from building an extension even if it affects the light reaching your property.

- The owner is restricted from refusing to pay a fair share of the costs for repairing and maintaining shared facilities like drains, pipes, and paths.



Total floor area 94.4 m² (1,017 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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TIPTON DY4 7HF

Property Ref: PTI105198 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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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.