

for sale

offers in the region of

**£110,000 Leasehold**



**Ferguson Drive Tipton DY4 7NS**

**LANDLORD INVESTMENT OPPORTUNITY** This two-bedroom apartment is set on a modern estate close to key local amenities. Q3 Academy Tipton is about 0.10 miles away and St Martin's CofE Primary School is around 0.19 miles away. The area also benefits from good public transport links for easy local travel.

# Ferguson Drive Tipton DY4 7NS

## Hallway

Access from Communal Hallways, Access to Lounge, Bathroom and Two Bedrooms.

## Lounge

11' 9" max x 11' 6" max ( 3.58m max x 3.51m max )

Double Glazed Window, Electric Heater, Open plan to Kitchen Diner

## Kitchen / Diner

15' max x 9' 10" max ( 4.57m max x 3.00m max )

Double Glazed Window, Wall and Base Units with Worktop Over, Stainless Steel Sink and Drainer, Splashback, Room for Whitegoods and Appliances.

## Bedroom One

15' 1" max x 8' 5" max ( 4.60m max x 2.57m max )

Double glazed Window, Storage Cupboard.

## Bedroom Two

11' 10" max x 9' 7" max ( 3.61m max x 2.92m max )

Double Glazed Window.

## Bathroom

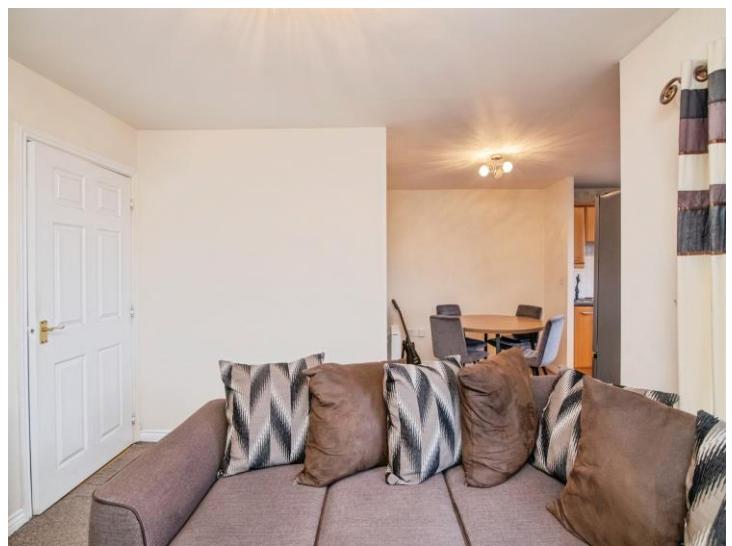
7' 3" x 6' 11" ( 2.21m x 2.11m )

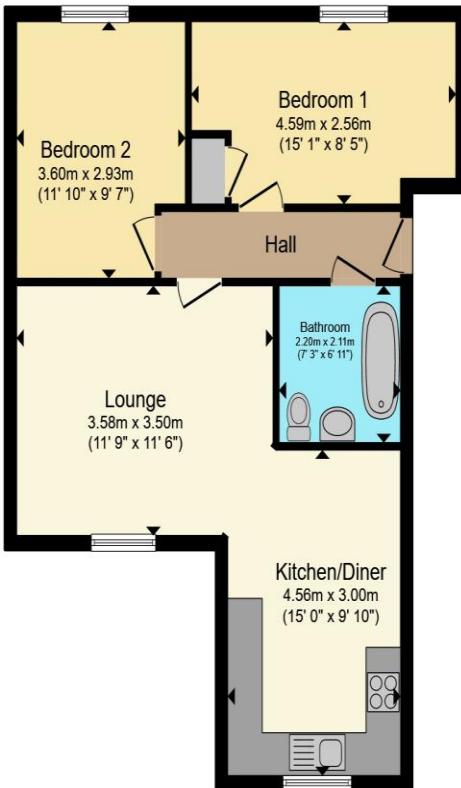
Bath tub, WC, Wash Hand Basin. Fully Tiled Throughout

## Outside

2 x Allocated parking spaces







Total floor area 60.1 m<sup>2</sup> (647 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](http://www.propertybox.io)

Paul  
Dubberley

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73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104955 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1316.00

Ground Rent: 60.00

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This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 2002. 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.

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