

for sale

£120,000 Leasehold



## Heron House Bell Street Tipton DY4 8JG

Paul Dubberley Estate agents are proud to offer this stunning Two Bedroom Apartment, finished to a high standard throughout. Hallway, two bedrooms, open plan kitchen, living, dining space and family bathroom. Viewings are highly recommended to appreciate the size and layout within.

# Heron House Bell Street Tipton DY4 8JG

## Hallway

## Kitchen / Lounge / Dining Room

21' 2" x 14' 5" ( 6.45m x 4.39m )

## Bedroom One

16' 1" Max x 12' 2" max ( 4.90m Max x 3.71m max )

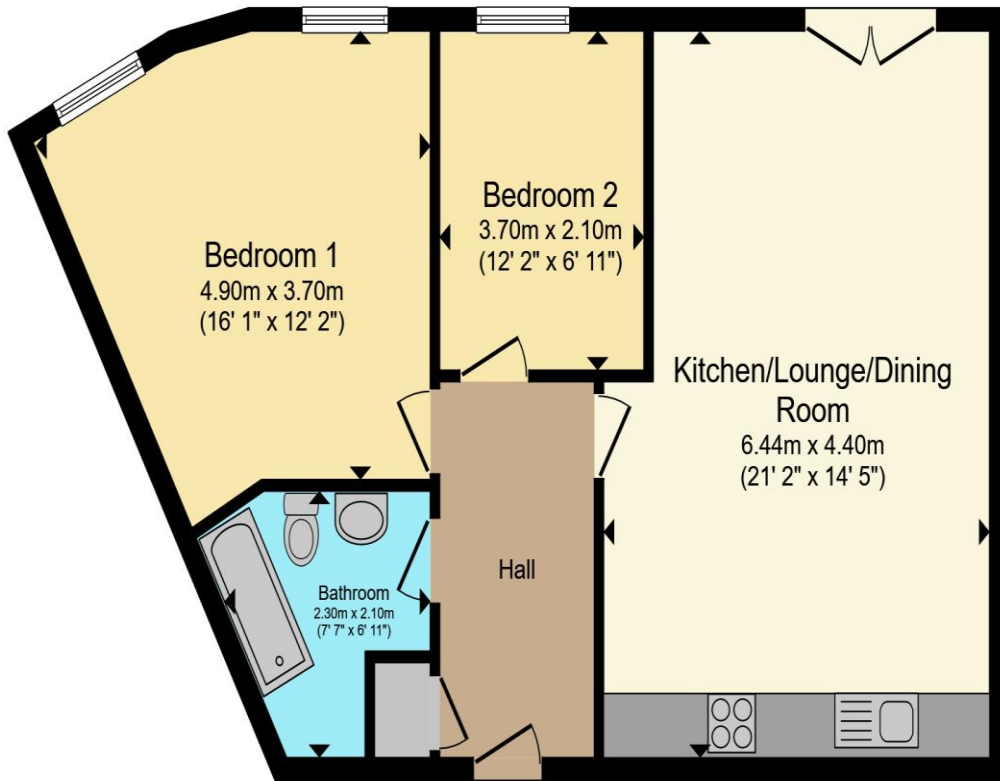
## Bedroom Two

12' 2" x 6' 11" ( 3.71m x 2.11m )

## Family Bathroom







Total floor area 65.3 m<sup>2</sup> (703 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



To view this property please contact Paul Dubberley on

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 TIPTON DY4 7HF

Property Ref: PT1105107 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2040.00

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

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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