Paul Dubberley

PaulDubberley.co.uk

for sale

offers in the region of **£180,000** **Freehold**



Gospel Oak Road Tipton DY4 0DN

WELL PRESENTED Modern 2 Bedrooms Semi Detached Home in a SOUGHT AFTER AREA, IDEAL FIRST TIME PURCHASE, CLOSE TO SCHOOLS AND LOCAL FACILITIES. Having a Lounge, Fitted Kitchen/Diner, Conservatory, 2 Bedrooms, Family Shower Room, Driveway & Rear Garden. VIEWING RECOMMENDED

Gospel Oak Road Tipton DY4 0DN

Porch

Reception Hall

With stairs to First Floor

Lounge

14' 10" x 11' 7" (4.52m x 3.53m)

Fitted Kitchen/Diner

11' 9" x 9' 4" (3.58m x 2.84m)

Conservatory

8' 10" x 8' 6" (2.69m x 2.59m)

On The First Floor

Landing

Bedroom One

11' 7" x 9' 7" (3.53m x 2.92m)

Having fitted wardrobes

Bedroom Two

8' 5" x 8' 3" (2.57m x 2.51m)

Having fitted wardrobes

Family Shower Room

Outside

To Front

Driveway

To Rear

Rear Garden

being low maintenance with patio & gravelled areas

Agents Notes

Agents Note: 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 WM715202 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of specific rights granted in a 1998 legal



document, such as the right to use certain service pipes or access routes.

There are legal provisions protecting the property's access to light and air, ensuring that future developments nearby cannot unfairly block your windows or ventilation.

The electricity company has a 'right of way' to enter the land to repair and maintain their power lines,though they must fix any damage they cause to the ground.

- The owner must not build any structures or plant trees near the electricity lines without first getting written approval from the electricity company.

- The owner is prohibited from raising or lowering the ground levels in a way that would affect the electricity company's equipment.

- There are 'restrictive covenants'-which are binding promises not to do certain things on the land-contained in a 1998 document











Total floor area 60.2 m² (648 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

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To view this property please contact Paul Dubberley on

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TIPTON DY4 7HF

Property Ref: PTI105355 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PTI105355

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.