

for sale
£95,000 Leasehold

**Paul
Dubberley**



Gough Drive Tipton DY4 7AL

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Property Description

This one-bedroom first floor flat offers well-proportioned accommodation throughout and presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a spacious open-plan kitchen and living area, providing a sociable and versatile living space.

The accommodation further benefits from a good-sized double bedroom and a modern newly fitted bathroom with double walk in shower.

Externally, residents can enjoy the convenience of communal parking and a communal bin store. Conveniently located close to local amenities and transport links, this property offers plenty of potential and is ready for a new owner to make it their own.

Kitchen / Living Room

17' 11" max x 17' 3" max (5.46m max x 5.26m max)

Bedroom One

10' 7" max x 9' max (3.23m max x 2.74m max)

Family Bathroom

Newly Fitted with walk in shower

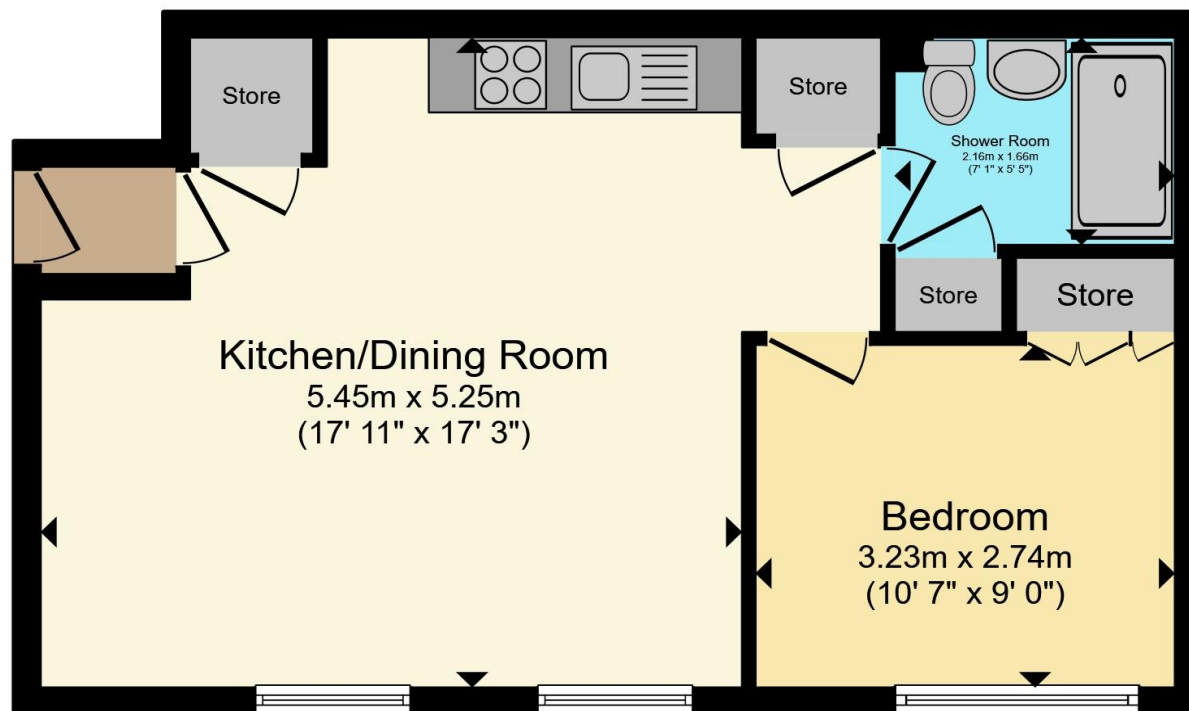
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 44.2 m² (475 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
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To view this property please contact Paul Dubberley on

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73 Great Bridge
TIPTON DY4 7HF

EPC Rating: B Council Tax
Band: A

Service Charge:
1331.00

Ground Rent:
150.00

view this property online PaulDubberley.co.uk/Property/PTI105429

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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