for sale

£100,000 Leasehold



Ferguson Drive Tipton DY4 7NS

Offered for sale with no upward chain, this well-presented two-bedroom apartment enjoys a convenient DY4 location close to a range of local amenities, transport links and schools. An ideal purchase for first-time buyers, downsizers or investors seeking a well-connected home.

Ferguson Drive Tipton DY4 7NS

Hallway

Kitchen

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Living Room

14' 2" Max x 13' Max (4.32m Max x 3.96m Max)

Bedroom One

12' 7" max x 8' 1" max (3.84m max x 2.46m max)

Bedroom Two

12' 7" Max x 8' 11" Max (3.84m Max x 2.72m Max)

Agents Note

The term of the lease is 99 years from 31/03/2002, which means there are currently 75 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.'

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 58.6 m² (631 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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73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105451 - 0002

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.

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.