

for sale

£250,000 Leasehold



Wells Close Tipton DY4 0AP

Nestled in a quiet cul-de-sac on one of the area's most sought-after estates, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to create their ideal family home.

With no onward chain.



Property Details

Agents Notes

Agents Notes:

The term of the lease is 99 years from 25/12/1963, which means there are currently 63 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.

Title WM124785 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:-
The property has the legal right (an'easement') to use paths, water pipes, and drainage systems that are located on or run through neighbouring land.

The property has the right to 'support', meaning the buildings are legally entitled to be physically supported by the adjoining land or structures.

The property has the right for parts of its buildings, such as the edges of the roof, to hang over the boundary line of neighbouring land.

Porch

Hallway

Living Room 23' 1" max x 10' 11" max (7.04m max x 3.33m max)

Kitchen 20' 8" x 7' 10" (6.30m x 2.39m)

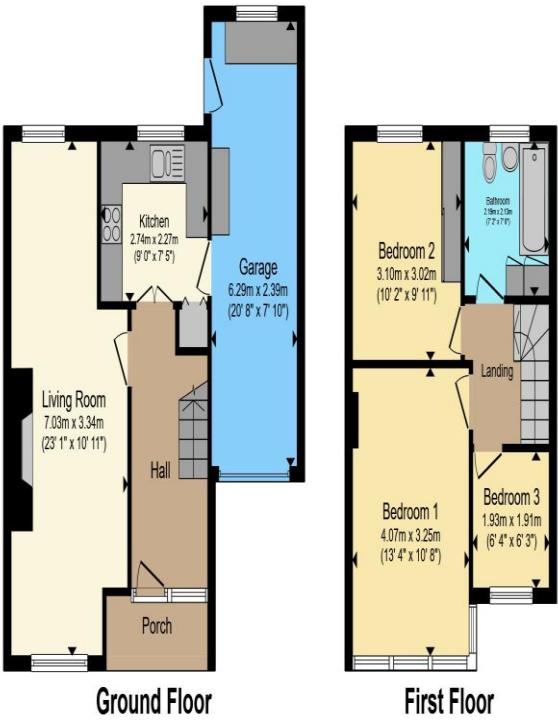
Landing

Bedroom One 13' 4" x 10' 8" (4.06m x 3.25m)

Bedroom Two 10' 2" x 9' 11" (3.10m x 3.02m)

Bedroom Three 6' 4" x 6' 3" (1.93m x 1.91m)

Bathroom



To view this property please contact Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
TIPTON DY4 7HF

Property Ref: PT1105409 - 0003

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs

Total floor area 93.0 m² (1,001 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 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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk