

for sale

offers in the region of **£125,000** Leasehold



## Crown Walk Tipton DY4 7SY

**PURPOSE BUILT 1ST FLOOR MAISONETTE + Ideal for a FIRST TIME BUYER or as a BUY TO LET INVESTMENT + LOUNGE + KITCHEN + TWO BEDROOMS, FAMILY BATHROOM + RESIDENT PARKING AREA + VIEWING HIGHLY RECOMMENDED**

# Crown Walk Tipton DY4 7SY

## Entrance Hall

Having Stairs to First Floor

## Large Landing

Having built in Storage Cupboard & Loft Hatch

## Lounge

13' 8" x 10' 6" ( 4.17m x 3.20m )

## Fitted Kitchen

9' 1" x 7' 9" ( 2.77m x 2.36m )

Being fully fitted and having built in storage cupboard

## Bedroom One

10' 9" x 13' 6" ( 3.28m x 4.11m )

Having Airing Cupboard

## Bedroom Two

6' 6" x 5' 8" ( 1.98m x 1.73m )

## Family Bathroom

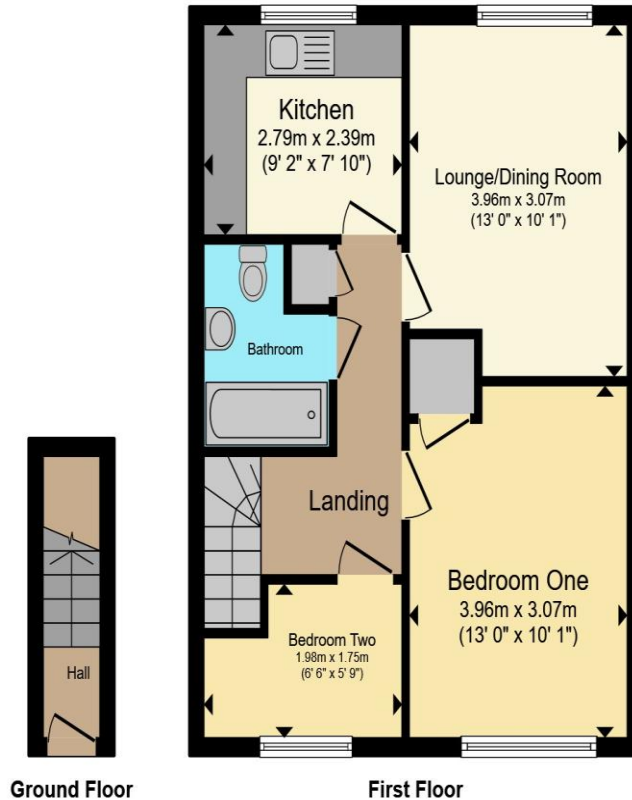
## Outside

## Communal Garden Area

## Resident Parking Area







Total floor area 50.8 m<sup>2</sup> (547 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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73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104882 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 363.84

Ground Rent: 10.00

**view this property online [PaulDubberley.co.uk/Property/PTI104882](http://PaulDubberley.co.uk/Property/PTI104882)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1982. 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.

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