

for sale

offers over **£80,000** Leasehold



Wood Street Tipton DY4 9BQ

PURPOSE BUILT First Floor Maisonette - IDEAL FOR A FIRST TIME BUYER or BUY TO LET INVESTMENT ! Close to LOCAL AMENITIES and EXCELLENT TRANSPORT LINKS - WALKING DISTANCE TO TIPTON TRAIN STATION. Lounge, Fitted Kitchen, 1 Bedroom, Family Bathroom, Parking & GARAGE - VIEWING HIGHLY RECOMMENDED.

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Porch/Entrance Hall

Having stairs to first floor

Landing

Having built in storage cupboard

Lounge

13' 2" x 12' 10" (4.01m x 3.91m)
having built in storage cupboard

Fitted Kitchen

10' 5" x 7' 10" (3.17m x 2.39m)

Bedroom One

15' 8" x 8' 1" (4.78m x 2.46m)

Family Bathroom

Outside

To Front

small gravel area & shared side access to parking/garage area

Garage

Agents Notes

There is a easement on the title, please enquire with the branch - Private Right of Way (Shared access of the drive to the garages by all 4 flats in the block)

Restrictions - you cannot hang washing in the front garden.

The garage allocated to the property is held on a leasehold title. Please make further enquiries with your conveyancer.





To view this property please contact Paul Dubberley on

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73 Great Bridge
TIPTON DY4 7HF

Property Ref: PTI105147 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

[view this property online PaulDubberley.co.uk/Property/PTI105147](http://PaulDubberley.co.uk/Property/PTI105147)

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1977. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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