

for sale

£100,000 Leasehold



Monins Avenue Tipton DY4 7XQ

MODERN Purpose APARTMENT, IDEAL FOR A FIRST TIME BUYER or as a BUY TO LET INVESTMENT, IN a POPULAR LOCATION, OVERLOOKING CANAL BASIN & Having, Lounge, Kitchen, Bedroom & Allocated Parking Space

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Communal Entrance

Having stairs to all Floors & Communal Landings

Reception Hall

Having built in storage cupboard

Lounge

12' 2" x 11' 6" (3.71m x 3.51m)

Fitted Kitchen

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

Bedroom One

11' 5" max x 10' 6" max (3.48m max x 3.20m max)

Having fitted wardrobes

Family Bathroom

Outside

Allocated Parking Space

Agents Note

There is restriction on the title, that applies to the purchase transaction. Please enquire with the branch - you cannot run a business from the property







Total floor area 42.6 m² (458 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: PT1104959 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1900.00

Ground Rent: 10.00

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This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 1992. 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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