

for sale

£120,000 Leasehold



Dudley Road Tipton DY4 8DJ

A spacious two-bedroom top-floor flat, recently redecorated to a high standard and offered to the market with no onward chain. Boasting generous living space, and move-in-ready accommodation, this property is ideal for first-time buyers, professionals, or investors.



Property Details

Kitchen Living Room 20' 9" max x 16' 9" max (6.32m max x 5.11m max)

Bedroom One 10' 2" x 10' 2" (3.10m x 3.10m)

With built in wardrobed

Bedroom Two 10' 2" x 10' 2" (3.10m x 3.10m)

Bathroom

Having shower over bath

Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -

125 Years from 1st October 2006

Building Insurance

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor

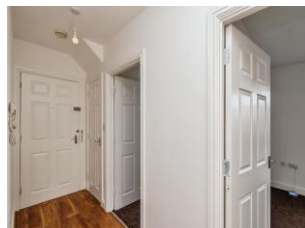
Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity

and anti-money laundering checks

- There are restrictive covenants (legal promises not to do certain things) contained in a 2005 agreement between the local council and a previous owner. These are common rules to ensure the land is used appropriately.

- The owner is not permitted to build any structures, plant trees, or dig within one metre of the underground electric lines to prevent damage to the power supply.



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: PT1105344 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2006. 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 confirmed by a professional surveyor. 4. Notes will be sent to the buyer to check the working condition of any appliances. 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.

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