Connells

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for sale

£155,000

Bedford Street Tipton DY4 7NX

A SPACIOUS COACH HOUSE SET IN THE HEART OF TIPTON BENEFITING FROM NO UPWARD CHAIN Briefly comprising open plan kitchen/ living area, two bedrooms, bathroom, understairs storage cupboard, garage and parking.

Bedford Street Tipton DY4 7NX

Ground Floor

Entrance Hall

Double glazed door to the front, central heating radiator, stairs to first floor.

First Floor

Landing

Double glazed window to the rear, loft access, storage cupboard housing water tank.

Lounge / Diner

17' 5" x 12' 2" (5.31m x 3.71m)

Two double glazed windows to the front elevation, electric heater.

Kitchen

7' 3" x 6' 7" (2.21m x 2.01m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, one and a half bowl sink & drainer unit with mixer tap over, electric oven & electric hob with extractor, plumbing for washing machine, space for domestic appliances, double glazed window to the rear.

Bedroom One

19' 8" x 9' 9" (5.99m x 2.97m)

Double glazed windows to the front & rear elevation, electric heater.

Bedroom Two

16' 5" x 7' 3" (5.00m x 2.21m)

Double glazed windows to the front, electric heater.

Outside

Driveway giving off road parking.

Bathroom

Suite to comprise bath with electric shower over, low level WC, wash hand basin. double glazed window to rear elevation.

Garage

21' x 7' 9" (6.40m x 2.36m)

up and over door to front elevation

Leasehold Information

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

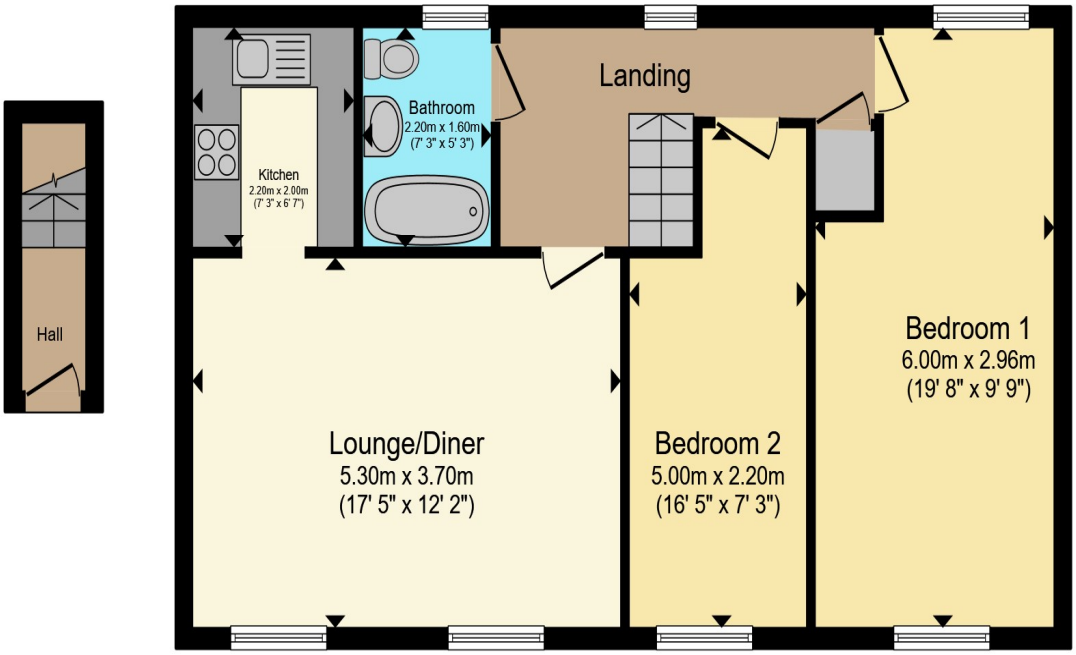
150 Years from 1st January 2003.

Current Ground Rent Approximately £120.04 per annum

Current Annual Service Charge of £825.29 per annum

Building Insurance Included

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



Ground Floor **First Floor**

Total floor area 66.1 m² (711 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 Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD314231 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1650.58

Ground Rent: 120.04

view this property online
connells.co.uk/Property/DUD314231

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. 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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