

for sale

offers in the region of **£80,000** Leasehold



## Rugeley Close Tipton DY4 9TG

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

# Rugeley Close Tipton DY4 9TG

## Reception Hall

## Lounge

15' Max x 10' Max ( 4.57m Max x 3.05m Max )

## Fitted Kitchen

9' 3" Max x 6' 3" Max ( 2.82m Max x 1.91m Max )

## Bedroom One

11' Max x 9' 3" Max ( 3.35m Max x 2.82m Max )

## Family Bathroom

## Outside

Allocated parking area

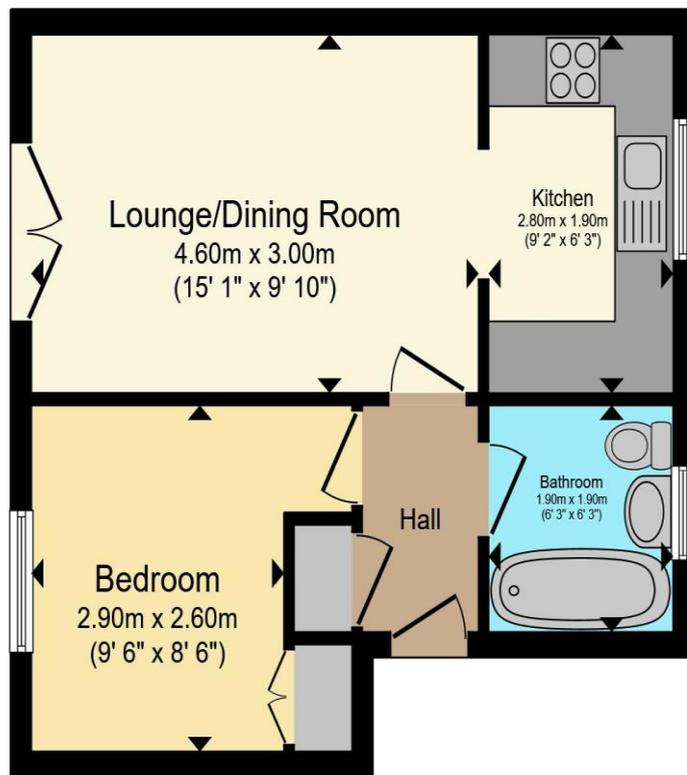
## Agents Note:-

There are Restrictions on the title, that applies to the purchase transaction.

Please enquire with the branch - 'Pets are allowed with the leaseholders consent - the property cannot be used as a holiday home and you cannot keep a boat, caravan or mobile home on site.







Total floor area 36.3 m<sup>2</sup> (391 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](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

**T 0121 522 3733**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104897 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1278.06

Ground Rent: 100.00

**view this property online [PaulDubberley.co.uk/Property/PTI104897](http://PaulDubberley.co.uk/Property/PTI104897)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Dec 1998. 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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