

for sale

offers over **£90,000** Leasehold



## Potters Brook Tipton DY4 7LG

Situated on a well-maintained and desirable residential estate, this attractive one-bedroom ground floor flat offers an excellent opportunity for first-time buyers looking to step onto the property ladder, or investors seeking a solid rental prospect.

# Potters Brook Tipton DY4 7LG

## Communal Entrance

Having stairs to all Floors & Communal Landings

## Reception Hall

## Lounge/Dining

15' 3" x 9' 8" ( 4.65m x 2.95m )

Having Archway into Kitchen

## Fitted Kitchen

9' 10" x 6' 2" ( 3.00m x 1.88m )

## Bedroom One

11' 4" x 7' 8" ( 3.45m x 2.34m )

## Family Bathroom

## Outside

## Allocated Parking Space

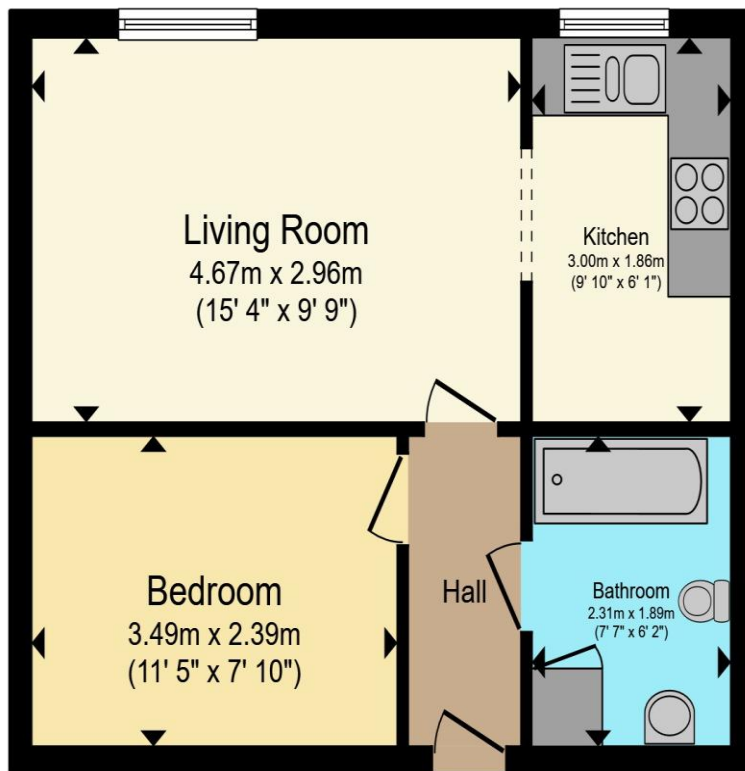
## Agents Notes

Title register restrictions (WM855227):

- The owner cannot sell or transfer the property without the written consent of the mortgage lender. This is a standard legal protection for lenders that ensures the mortgage is paid off during a sale.
- The owner must not build any structures or plant any trees near the electricity lines without first getting approval from the electricity company.
- The owner is not allowed to raise or lower the ground levels in a way that would interfere with the electricity company's rights.
- The owner must follow the specific rules and procedures set out in the lease when selling or transferring the property to a new person.
- The owner has promised to follow the rules (covenants) mentioned in the property records and to protect the previous owner from any future claims regarding these rules.







Total floor area 36.4 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)

**Paul  
Dubberley**

To view this property please contact Paul Dubberley on

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TIPTON DY4 7HF

Property Ref: PTI105270 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1600.00

**view this property online [PaulDubberley.co.uk/Property/PTI105270](http://PaulDubberley.co.uk/Property/PTI105270)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 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.

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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