

for sale
£120,000 Leasehold

**Paul
Dubberley**



Scott Street Tipton DY4 7AF

Scott Street Tipton DY4 7AF



Property Description

The accommodation comprises a bright and welcoming lounge, enhanced by a beautiful bay window that floods the room with natural light. There is a fully fitted kitchen offering ample storage and workspace, alongside two generous double bedrooms the larger served by an en-suite with single shower cubicle and a well-appointed family bathroom.

Further benefits include a useful loft space providing additional storage, an allocated parking space, and the convenience of visitor parking spaces for guests. A fantastic opportunity to acquire a spacious and practical home with excellent storage and parking, all offered with the advantage of no onward chain.

Perfectly positioned with excellent transport links and everyday amenities close at hand. A selection of bus routes and nearby train stations provide easy access to Birmingham city centre and surrounding areas, making daily travel simple and efficient. For day-to-day essentials, residents will benefit from a range of supermarkets and local high street. Combining convenience with connectivity, this location is ideal for those seeking easy access to work, shopping, and lifestyle amenities.

Entrance

With stairs to the second floor

Into The Flat

A hallway with access to all rooms and 2 storage cupboards

Kitchen

9' 7" x 6' 7" (2.92m x 2.01m)

Lounge

13' 11" x 12' 4" (4.24m x 3.76m)

With bay window and fireplace

Bedroom One

12' 1" x 9' 9" (3.68m x 2.97m)

En-Suite

With toilet, sink and single shower unit

Bedroom Two

9' 7" x 9' 5" (2.92m x 2.87m)

Bathroom

With bathtub

Loft Space

For storage

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Lease Information

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

155 Years from 2005

Current Ground Rent Approximately £160.00 per annum

Current Annual Service Charge of £1920.00 per annum

Building Insurance To Be Advised

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









Total floor area 61.6 m² (663 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

Paul
Dubberley

To view this property please contact Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
TIPTON DY4 7HF

EPC Rating: C Council Tax
Band: A

Service Charge:
1920.00

Ground Rent:
160.00

view this property online PaulDubberley.co.uk/Property/PTI105477

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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

Property Ref: PTI105477 - 0003

