

for sale

£125,000



Eagle Lane Tipton DY4 0JE

****TWO BEDROOM FIRST FLOOR MAISONETTE BENEFITING FROM NO UPWARD CHAIN **** Briefly comprising Lounge, Kitchen, two bedrooms, bathroom and allocate parking space.

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Entrance Hall

Stairs to first floor accommodation.

Landing

Double glazed window to the side.

Lounge / Dining Room

12' x 11' (3.66m x 3.35m)

Double glazed window to the rear, electric heater.

Kitchen

10' 4" x 7' 2" (3.15m x 2.18m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric cooker point, space for domestic appliances, double glazed window to the front elevation.



Bedroom One

13' 1" x 8' 4" (3.99m x 2.54m)

Double glazed window to the rear elevation, fitted wardrobe, electric heater.

Bedroom Two

10' 2" x 8' 1" (3.10m x 2.46m)

Double glazed window to the front elevation, fitted wardrobe, electric heater.

Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., electric heated towel rail, tiling, double glazed window to the front.

Lease Information

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

999 Years from 1st November 1999.

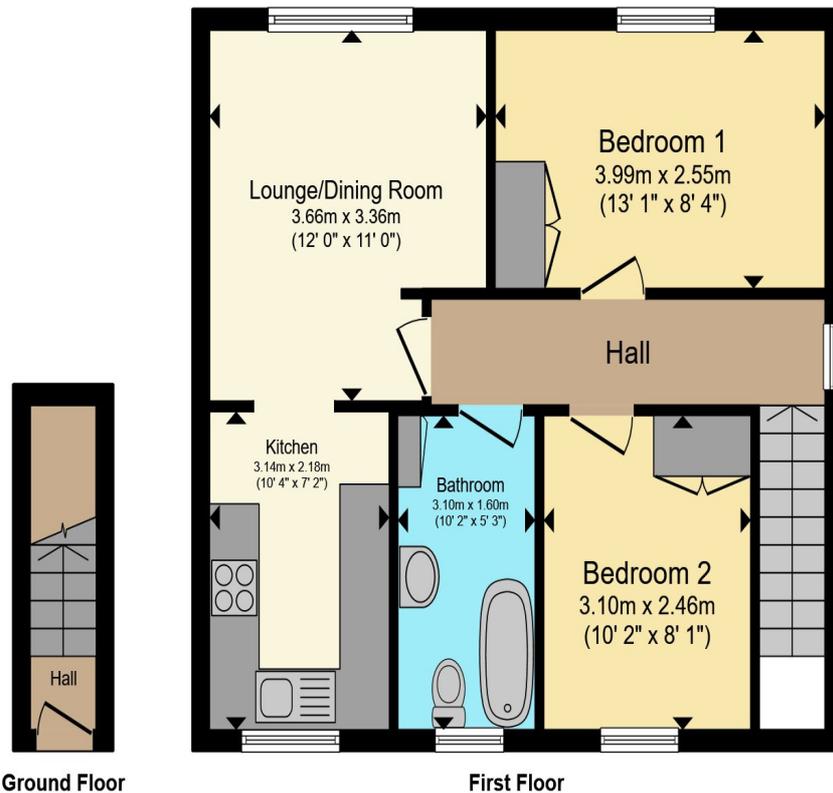
Current Ground Rent Approximately £50 per annum

Current Annual Service Charge of £492.72 per annum

Buildings 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





Total floor area 54.0 m² (581 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: DUD314260 - 0004

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 492.72

Ground Rent: 50.00

view this property online connells.co.uk/Property/DUD314260

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1999. 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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