

for sale

£120,000



Thunderbolt Way Tipton DY4 9SL

**** A WELL MAINTAINED UPPER FLOOR APARTMENT SET IN A POPULAR MODERN DEVELOPMENT IN TIPTON PERFECT FOR FIRST TIME BUYERS**** Briefly comprising through lounge, kitchen, two bedrooms, bathroom and allocated parking.

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Communal Entrance

Intercom system, stairs to first floor, post boxes.

Entrance Hall

Door to the side, two storage cupboards, loft access, central heating radiator, intercom.

Lounge

14' 1" x 13' (4.29m x 3.96m)

Double glazed window to the front, two central heating radiators, electric fire.

Kitchen

9' 2" x 8' 6" (2.79m x 2.59m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit, electric oven & gas hob, cupboard housing boiler, plumbing for washing machine, space for domestic appliances, central heating radiator, double glazed window to the rear.



Bedroom One

9' 10" x 9' 11" (3.00m x 3.02m)

Double glazed window to the front, central heating radiator.

Bedroom Two

11' 2" x 12' 4" (max) (3.40m x 3.76m (max))

Double glazed window to the front, central heating radiator.

Bathroom

Suite to comprise bath, wash hand basin, low level w.c., central heating radiator, tiling, double glazed window to the rear.

Outside

One allocated parking space.

Lease Information

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

150 Years from 1st July 2005.

Current Ground Rent Approximately £60.00 per annum

Current Annual Service Charge of £1835.40 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





Total floor area 57.8 m² (622 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: DUD314314 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1835.40

Ground Rent: 60.00

view this property online connells.co.uk/Property/DUD314314

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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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