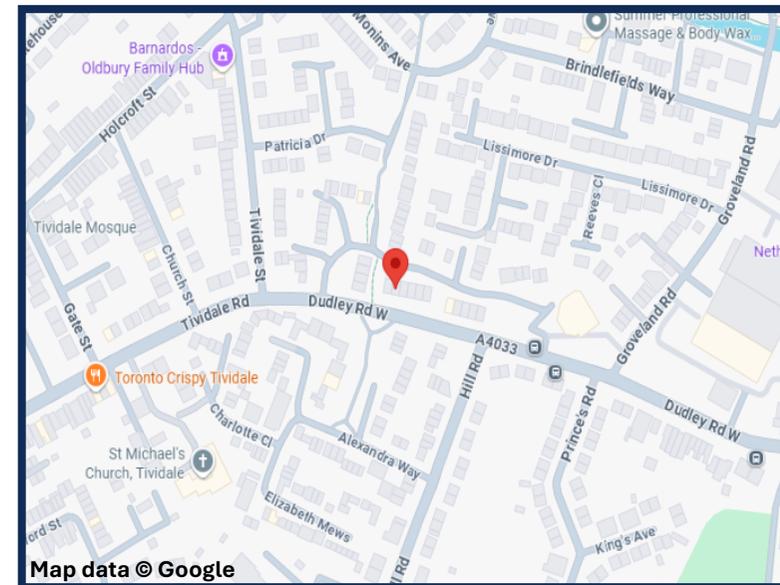




Sales Agent: Nathan Hassan

Phone: 01384 827748 / 07969 919407

Email: enquiries@completepropertyservices.co.uk



Asking Price £99,950

1Bed | 1 Reception | 1 Bath

Leasehold



Complete Property Services are delighted to offer this beautifully presented first-floor one-bedroom apartment situated within the ever-popular Tividale Quays development, offering an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors.

The apartment has been recently improved throughout, benefiting from full redecoration, brand new carpets and flooring, and a newly fitted modern kitchen, making it ready to move straight into.

The private front door opens leading to stairs rising to the first floor, where you will find a bright and spacious lounge and a delightful archway to the newly installed kitchen. The property further enjoys a generous double bedroom, storage cupboard, and a bathroom fitted with a bath, wash hand basin, and low-level WC.

Set back from the road, the property benefits from both allocated and visitor parking, along with an external storage cupboard.

Viewing is highly recommended.

Additional Information

Local Authority: Sandwell MBC | Council Tax Band: A

EPC Rating: E (45)

LEASE INFORMATION

We are advised that the property is leasehold, with a term of approximately 125 years from 1st August 1996.

Current ground rent, service charge, and building insurance are approximately £ 991.00 per annum.

ACCOMMODATION DETAILS

Entrance Floor

New front door opening into newly fitted grey carpeted stairs leading to the first floor.

First Floor

Lounge – 5.1m x 3.9m (16'9" x 12'11")

A spacious room with newly fitted grey carpet, electric heater, double-glazed window to the front elevation, ceiling light point, door to hall, and feature archway to the kitchen.

Kitchen – 4.3m x 2.1m (14'2" x 6'11")

Newly fitted kitchen with light wood-effect units and dark worktops, built-in oven with electric hob and extractor hood, stainless steel inset sink, vinyl flooring, and space for a washing machine and fridge freezer. Ceiling light point and fan heater.

Hall

Doors to bedroom, bathroom, and immersion cupboard. Newly fitted grey carpet and ceiling light point.

Bedroom – 3.3m x 3.0m (10'10" x 9'11")

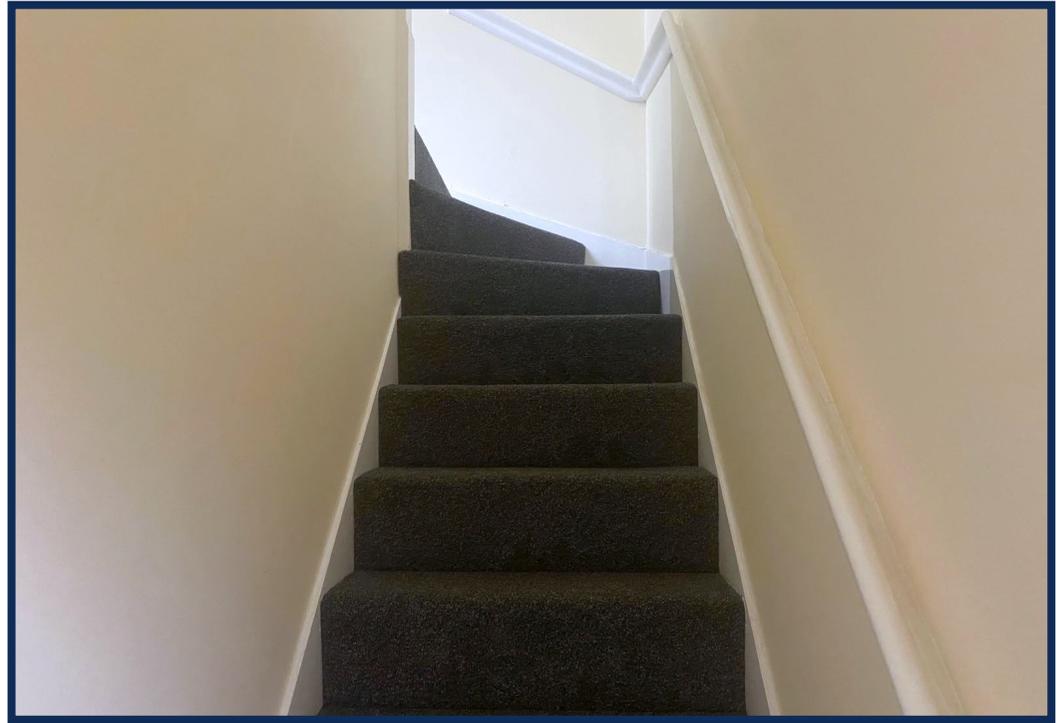
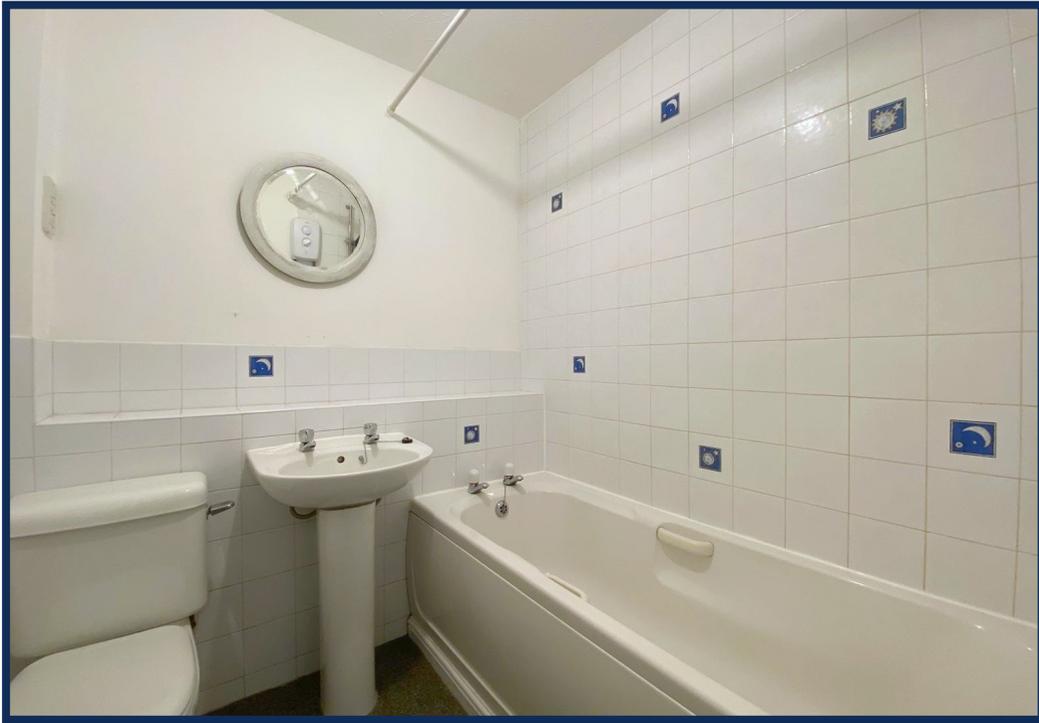
A good-sized double bedroom with newly fitted grey carpet, electric heater, double-glazed window to the rear elevation, and ceiling light point.

Bathroom

Suite comprising bath with electric shower, pedestal wash basin, and low-level WC. Finished with new vinyl flooring and extractor fan.



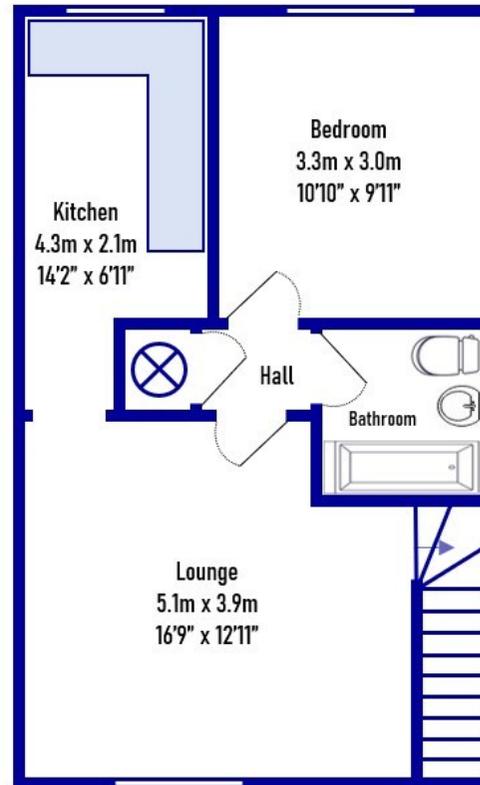








Dudley Road West, Tipton, DY4 7TH
45sqm (484sqft)



First Floor



Entrance Floor

Whilst every attempt has been made by Complete Property Services to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Referral Fees-

As part of our commitment to transparency, we would like to inform you that we may receive a referral fee if we introduce you to certain third-party service providers. These include:

Solicitors – If we refer you to a solicitor for conveyancing services, we may receive a referral fee of up to £300 (including VAT) should you decide to proceed with their services. This fee is paid directly to us as a marketing cost and does not affect the legal fees you would otherwise be quoted. The exact amount may vary depending on the solicitor instructed.

Mortgage Advice – If we introduce you to Zi Mirza at The Mortgage Department, we will receive a referral fee of £75 (including VAT) should you choose to proceed with their services. This fee is paid by the mortgage advisor and does not impact the costs or mortgage products available to you.

Referral fees are a standard industry practice and help to offset marketing costs. They do not influence the advice or services provided by the solicitor or mortgage advisor. If you have any questions regarding referral fees, please do not hesitate to contact us.

Important Information

1. Intending purchasers will be required to provide photo identification and financial documentation to comply with money laundering regulations at the offer stage.
2. These particulars do not form part of any offer or contract.
3. Measurements are for guidance only; buyers should verify them before committing to any costs.
4. Complete Property Services have not tested any appliances, fixtures, or fittings.
5. Buyers should seek legal verification of the title and property details from their solicitor.