

for sale

£170,000



Sannders Crescent Tipton DY4 7NT

****A SPACIOUS COACH HOUSE SET IN THE HEART OF TIPTON PERFECT FOR FIRST TIME BUYERS**** Briefly comprising open plan kitchen/ living area, two bedrooms, bathroom, understairs storage cupboard, garage and parking.

Sannders Crescent Tipton DY4 7NT

Entrance Hall

Door to front elevation, stairs to first floor accommodation.

Landing

Double glazed window to the rear elevation,

Living / Dining Area

Double glazed windows to front elevation, electric heater.

Kitchen

7' 6" x 6' 9" (2.29m x 2.06m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and half bowl stainless sink and drainer unit with mixer tap over, electric oven, electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, double glazed window to rear elevation.



Bedroom One

19' 5" x 9' 8" (5.92m x 2.95m)

Double glazed windows to front and rear elevation, electric heater

Bedroom Two

7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to rear elevation, electric heater

Bathroom

Suite to comprise bath, low level WC, wash hand basin, tiling, double glazed window to front elevation

Garage

14' x 12' (4.27m x 3.66m)

Up and over door to front elevation

Leasehold Information

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

150 Years from 1st January 2003.

Current Ground Rent Approximately £120.00 per annum.

Current Annual Service Charge of £862.00 per annum

Building Insurance £10.00 per annum

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

Agents Notes

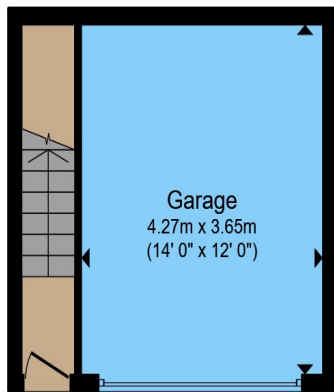
Public Right of Way

There is an existing Right of Way at the property, please enquire with the branch for further details.

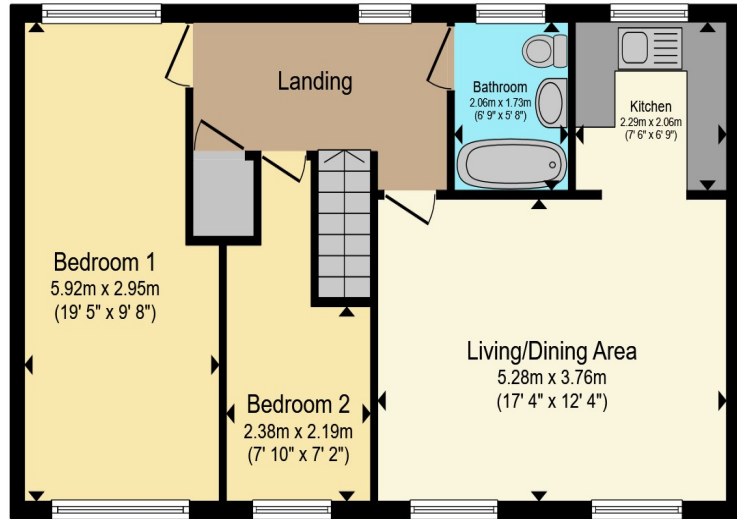
Private Right of Way

There is a easement on the title, please enquire with the branch.





Ground Floor



First Floor

Total floor area 81.6 m² (879 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: DUD314655 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 862.00

Ground Rent: 120.00

view this property online
connells.co.uk/Property/DUD314655

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

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