



Hardwick Court, Wood Lane, Streetly
Sutton Coldfield, B74 3LH

Auction Guide Price £90,000

This charming two bedroom ground floor apartment is situated on the ever popular Wood Lane in Streetly, within close distance of transport links, local amenities, and Royal Sutton Park.

Approached via a residents shared parking area, the internal accommodation briefly comprises of a welcoming entrance hallway, leading into a bright lounge/dining area with ample living space. There is a separate fitted kitchen to the fore, plus two great size bedrooms and a modern fitted bathroom. The grounds of the development are well maintained throughout, and within close distance of a variety of attractive amenities on Chester Road, as well as Royal Sutton Park.

For sale to CASH BUYERS ONLY due to the length of the lease.

This Property is Being sold by Paul Carr Modern Auction Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Auction Team.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

17' 10" x 2' 8" (5.43m x 0.81m)

Lounge/Dining Room

14' 10" x 11' 1" (4.52m x 3.38m)

Kitchen

12' 0" x 8' 3" (3.65m x 2.51m)

Bedroom One

10' 5" x 11' 2" (3.17m x 3.40m)

Bedroom Two

7' 4" x 11' 3" (2.23m x 3.43m)

Bathroom

8' 0" x 5' 5" (2.44m x 1.65m)

Tenure - Leasehold

Years remaining on Lease - 38

Service Charge - £1065 half yearly

Ground Rent - £20 per annum





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

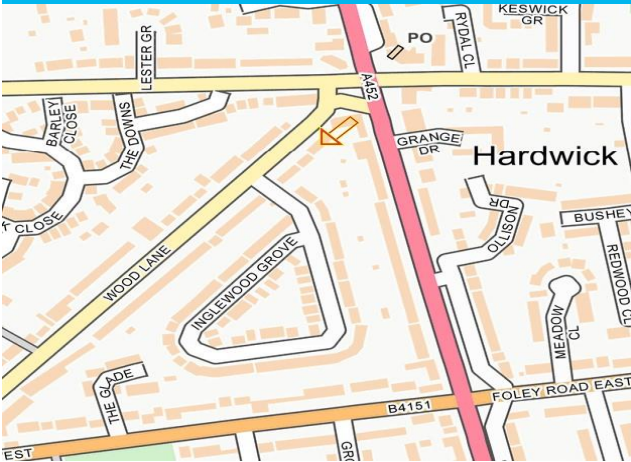
Ground Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 27/08/2024