



Thornhill Road, Streetly
Sutton Coldfield, B74 3EW

£170,000

Welcome to Thornhill Road, a well-presented ground floor flat which offers an excellent opportunity for buyers seeking comfort, convenience, and location. With approx. 116 years remaining on the lease, this property is situated directly opposite the beautiful Sutton Park, offering picturesque views and access to outdoor leisure activities.

The flat boasts two spacious double bedrooms, both featuring built-in wardrobes for ample storage. The lounge is light and welcoming, providing a perfect space to relax or entertaining, while the kitchen is functional and modern, ideal for cooking and meal prep. The property also includes a stylish, contemporary bathroom with quality fittings. Another feature is the practicality of two handy storage cupboards located off the inner hall, enhancing the overall functionality of the space.

The property benefits from gas central heating, ensuring warmth and efficiency all year round, and comes with a garage, offering secure parking or additional storage options.

Presented in good condition throughout, this flat is move-in ready, with tasteful updates making it a comfortable home. Its ground floor position and proximity to Sutton Park add to its appeal, making it perfect for professionals, small families, first time buyers or downsizers.

Tenure: We can confirm the property is Leasehold, with approximately 116 years remaining.

Council Tax Band: We can confirm the Council Tax Band is C 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 Porch

Lounge

15' 11" x 11' 6" (4.85m x 3.50m)

Kitchen

7' 10" x 8' 6" (2.39m x 2.59m)

Inner Hallway

10' 5" x 2' 8" (3.17m x 0.81m)

Bedroom One

15' 2" x 9' 5" (4.62m x 2.87m)

Bedroom Two

11' 7" x 11' 8" (3.53m x 3.55m)

Bathroom

10' 0" (max) x 6' 2" (3.05m x 1.88m)

Garage

Lease Details

Approx. 116 years remaining on the lease

Service charge approx. £120 per month (currently paid quarterly)

Ground rent - £75 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 | 70 C | 76 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: 27th January 2025