



Thornhill Road, Streetly
Sutton Coldfield, B74 2LH

Offers Over £175,000

Welcome to Oakdale, a two bedroom first floor apartment situated on the ever popular Thornhill Road and on the corner of Manor Road.

The property internally comprises a entrance hall, open plan lounge/dining room/kitchen, two bedrooms with fitted wardrobes and a modern fitted shower room. Further benefitting a balcony over looking the communal gardens and opposite Sutton Park.

Externally the property has well kept and landscaped communal gardens, a garage in a separate block and shared parking.

The vendor has informed us that the property will have an extended lease upon completion (subject to price achieved).

Internal viewing is highly recommended. NO ONWARDS CHAIN!!

Tenure: We can confirm the property is Leasehold.

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

Services Connected: 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

10' 3" x 5' 1" (3.12m x 1.55m)

Lounge/Dining Room

16' 10" x 12' 4" (5.13m x 3.76m)

Kitchen

10' 11" x 6' 11" (3.32m x 2.11m)

Bedroom One

11' 9" x 8' 11" (3.58m x 2.72m)

Bedroom Two

8' 3" (to wardrobe) x 8' 7" (2.51m x 2.61m)

Shower Room

6' 3" x 6' 3" (1.90m x 1.90m)

Garage

Tenure

The vendor has informed us that the property is leasehold with approximately 45 years remaining on the lease. This will be extended upon completion (subject to the price achieved)

Current Service Charge - £150 per month.

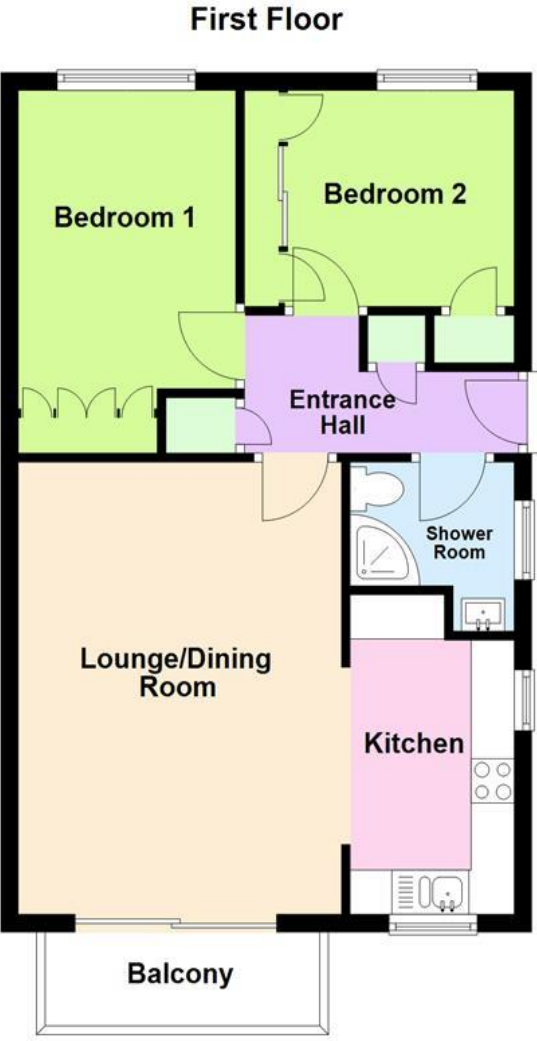
Current Ground Rent - £60 per annum.





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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: 4TH NOVEMBER 2024

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.