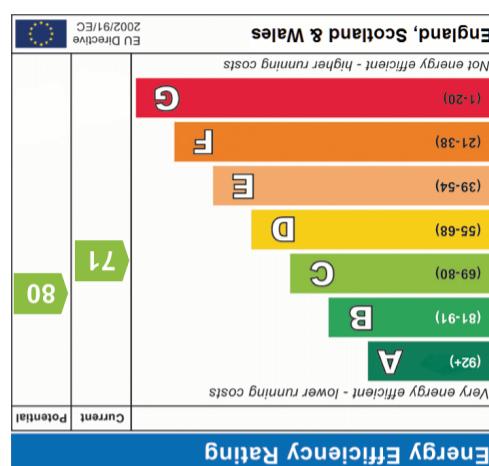


NOTE: The *checklist* and *checklist* are the same, but the *checklist* is for *preliminary* purposes, so you may choose either one and we will be happy to check the *preliminary*.



139 Thornbury Road, Walsall, WS2 8JJ

OFFERS REGION £70,000

139 THORNBURY ROAD, WALSALL

This conveniently situated one bedroomed ground floor flat is offered to the market with the benefit of no upward chain involved and affords an excellent opportunity for the first time buyer/property investor.

The property is well served by all amenities including public transport services to neighbouring areas, local shopping facilities, commuter rail services at Bescot to Birmingham City Centre and the M6 Motorway at Junction 9 provides ready access to the remainder of the West Midlands conurbation and beyond.

The accommodation briefly comprises the following:- (all measurements approximate)

COMMUNAL ENTRANCE

with security entry system.

RECEPTION HALL

having entrance door, ceiling light point, electric heater, built-in store cupboard and security intercom system.

LOUNGE

4.17m x 3.12m (13' 8" x 10' 3") having UPVC double glazed window to front, ceiling light point and electric heater.

KITCHEN

2.88m x 1.68m (9' 5" x 5' 6") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, plumbing for automatic washing machine, ceiling light point and UPVC double glazed window to front.

BEDROOM

3.19m x 3.05m (10' 6" x 10' 0") having UPVC double glazed window to rear, ceiling light point and electric heater.

BATHROOM

having white suite comprising panelled bath with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, heated towel rail, airing cupboard, extractor fan and UPVC double glazed window to rear.

OUTSIDE

ALLOCATED PARKING SPACE

SERVICES

Company water, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We understand that the property is LEASEHOLD for a term of 155 years from 1 January 2007 at a current ground rent of £141.06 per annum, which is reviewable every 15 years, subject to the Rent Review clause within the lease document. Prospective purchasers are advised to clarify the position via their solicitor/legal representative.

SERVICE CHARGE

We understand that there is a service charge payable in respect of cleaning, lighting and maintenance of communal areas, together with buildings insurance, and we are awaiting confirmation from our clients of the current amount payable.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band A with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/30/01/26

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

