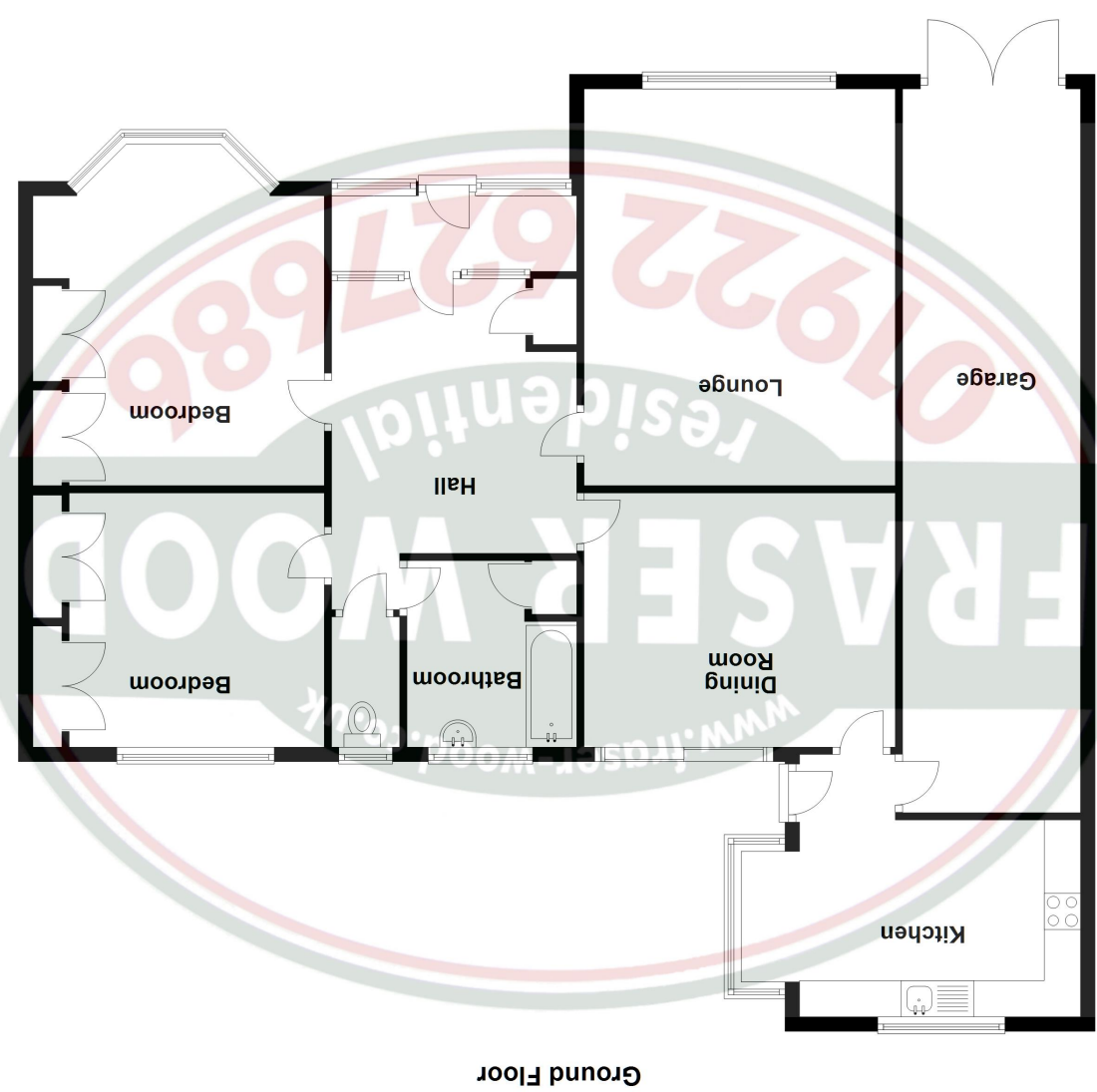




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view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

Energy Efficiency Rating	
Current	Potential
59	74
<b>Very energy efficient - lower running costs</b> A (92-100) B (81-91) C (69-80)	
<b>Not energy efficient - higher running costs</b> D (55-68) E (39-54) F (21-38) G (1-20)	

England, Scotland & Wales  
EU Directive 2002/91/EC



36 Thorney Road, Streetly, B74 3HU

OFFERS REGION £375,000





### 36 THORNEY ROAD, STREETLY

This detached bungalow occupies a pleasant position in this highly regarded residential area of Streetly, off Foley Road East, and is well served by local amenities.

The property requires certain modernisation/refurbishment but offers an excellent opportunity for the discerning purchaser, including a delightful secluded rear garden. The accommodation briefly comprises the following:- (all measurements approximate)

#### GLAZED PORCH

leading to:

#### RECEPTION HALL

with hot water radiator, coved ceiling and store cupboard off housing the central heating boiler.

#### FRONT LOUNGE

11' 10" x 16' 10" (3.61m x 5.13m) with feature fireplace and UPVC double glazed leaded window.

#### DINING ROOM

11' 4" x 11' 10" (3.45m x 3.61m) with hot water radiator and double glazed patio doors opening to the rear garden.

#### KITCHEN

12' x 7' 9" (3.66m x 2.36m) having a full range of fitted base and wall cupboards with inset stainless steel sink unit with mixer tap above, double panel hot water radiator, ceramic hob and oven, plumbing for automatic washing machine.



#### BEDROOM NO 1 (Front)

13' 10" into bay x 12' 2" (4.22m x 3.71m) with coved ceiling, UPVC double glazed leaded window and double panel hot water radiator.

#### BEDROOM NO 2 (Rear)

10' 10" x 9' 9" (3.30m x 2.97m) to wardrobe doors, having UPVC double glazed window, hot water radiator, coved ceiling and two built-in double wardrobes with centre dressing table fitment.

#### FULLY TILED BATHROOM

having panelled bath with New Team shower over, wash hand basin, hot water radiator and UPVC double glazed window.

#### SEPARATE W.C.

with w.c. and wash hand basin.

#### OUTSIDE

##### LAWNED FOREGARDEN

with border and driveway providing off-road parking facilities and access to the:

##### SIDE GARAGE

31' 3" x 8' 2" (9.53m x 2.49m) with wooden entrance doors.

A separate SIDE ACCESS leads to the:

##### ENCLOSED REAR GARDEN

with paved patio area, mature lawn and borders.



#### SERVICES

Company water, gas, 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 are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

#### FIXTURES & FITTINGS

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

#### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band E with Walsall Council.

#### VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH

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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.