



39 Thistledown Close
Streetly, Sutton Coldfield, B74 3EE



MARK BENTLEY
ESTATE AGENT



39 Thistledown Close

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A most impressive thoughtfully extended 4 bedroom 2 bathroom freehold detached home with 3 reception rooms, large well fitted breakfast kitchen, large playroom/utility room, double garage and private west facing rear garden.

Nestled in a quiet location at the end of this popular close adjacent to woodlands.

This impressive detached family home is within walking distance of local shops on Hardwick Road and at Streetly Village, bus services and Sutton Park with its 2,400 acres of parkland, woods and lakes is just over half a mile.

Comprehensive shopping facilities are available at Mere Green and Sutton Coldfield & Aldridge Town Centre's.

For the driving commuter there is easy access onto main roads leading to Birmingham City Centre and to the M6 and M5.

39 Thistledown Close comprises:

Wide Foregarden

Thoughtfully designed block paved driveway providing parking space for several cars, rockery, lawn and shrubs.

Ground Floor

Enclosed Porch Entrance

Good Sized Reception Hall

Doors to Study, Lounge, Guest Cloakroom and Kitchen and stairs to the first floor.

Guest Cloakroom

WC, wash basin, heated towel rail.





Good Size Study

Double doors from the reception hall, radiator and double glazed leaded light style window facing front.

Spacious Lounge

Feature marble fireplace with fitted stone effect gas fire, radiator, double glazed leaded light style bay window facing front and double doors to:

Large Dining Room

Two radiators, door to kitchen, glazed double doors to the patio and window and sliding door to :

Conservatory

Tiled floor, radiator and double doors to the patio.

Large Comprehensively Fitted Breakfast Kitchen

This super kitchen with fully refitted approximately 5 years ago and includes a substantial range of fitted base cupboards and drawers with granite work surfaces and matching wall cupboards, built in appliances including a Cuisinmaster gas range/cooker, dishwasher, fridge and freezer and washing machine. There is an understairs pantry and a wide double glazed window overlooking the rear garden. In the breakfast area there is plenty of room for a table and chairs, a radiator, a window facing side and a window overlooking the rear garden with a sliding door to the patio and a door to the:

Playroom/Utility Room

Radiator, double cupboard housing the central heating boiler & alarm system and a double glazed leaded light style window facing front.

First Floor

Landing

Hatch to loft area with fitted loft ladder (the loft is boarded and has an electric light) and Airing Cupboard with radiator and shelving.





Principal Bedroom (Bedroom 1)

Large built in wardrobe, radiator, double glazed leaded light style window facing front and door to:

En-Suite Shower Room

Shower cubicle, wash basin, WC, heated towel rail, electric shaver point, full height wall tiling and double glazed window facing side.

Bedroom 2

Fitted wardrobes with mirror fronted doors, radiator and double glazed leaded light style window facing front.

Bedroom 3

Fitted wardrobes with mirror fronted sliding doors, radiator and double glazed window facing rear.

Bedroom 4

Radiator and double glazed window facing rear.

Family Bathroom

White suite comprising jacuzzi bath with shower fitment and shower screen, pedestal wash basin, WC, full height wall tiling and double glazed window facing rear.

Outside

Double Garage

Electric roller shutter entrance door and rear door to the rear garden.

Gated Side Entrances (either side of the property)

Private West Facing Rear Garden

Paved patio, wide lawn, border shrubs and flower beds, garden shed and large garden cabin and boundary fencing.

General Information

Tenure

Freehold

Council Tax Band

F

Services

All main's services are connected.

Broadband

Standard, fast & ultrafast broadband is available in the area from a variety of suppliers.

Viewing

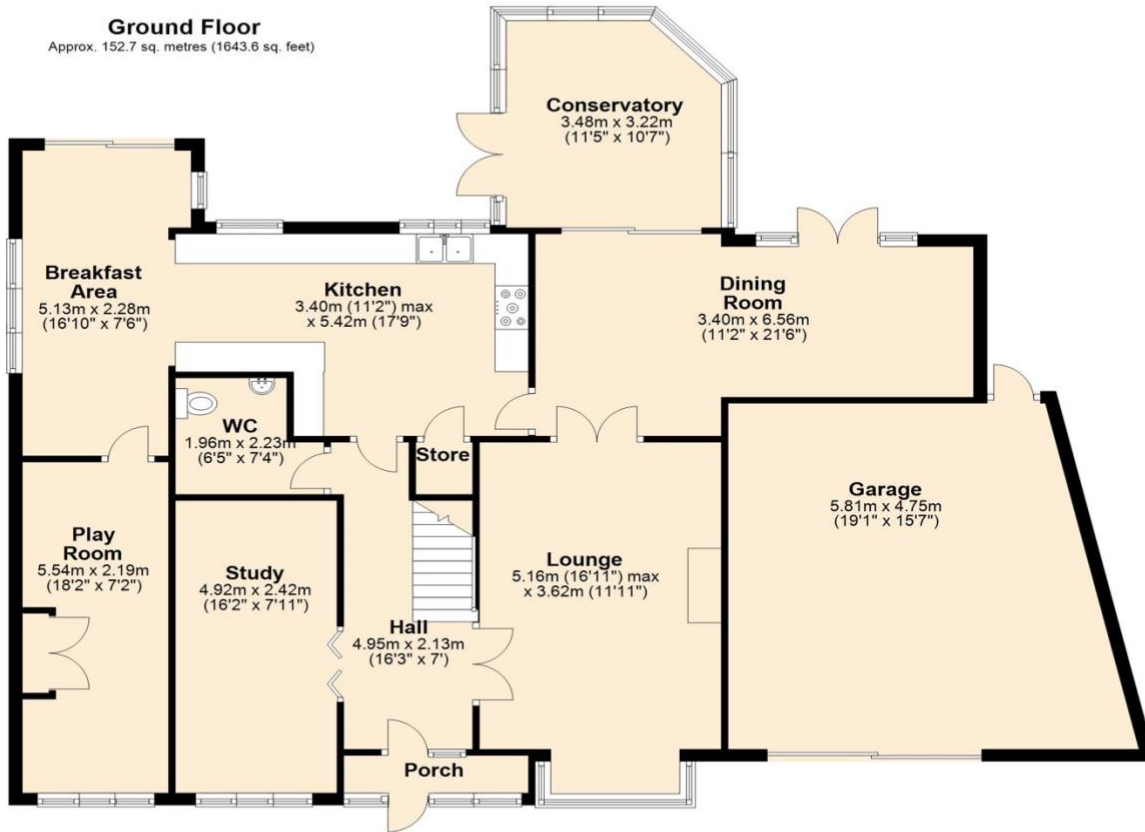
To arrange an appointment to view this super family home
Call **0121 353 6212** or **07768 035 065** or email:
mark.bentley@exp.uk.com





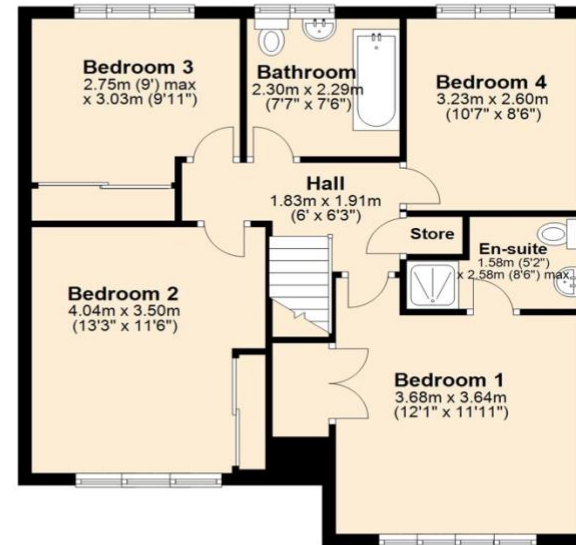
Ground Floor

Approx. 152.7 sq. metres (1643.6 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 218.6 sq. metres (2352.7 sq. feet)



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.