



Thornhill Court, 126-128 Thornhill Road, Streetly  
Sutton Coldfield, B74 2LU

Offers in the Region Of £250,000



Welcome to Thornhill Court, a two bedroom, two bathroom second floor apartment situated in a secure gated community with exclusive use of one off street car space.

For sale with no onwards chain, this apartment should be top of your viewing list.

Located opposite Sutton Park's 2400 National Nature Reserve and a short walk from local amenities and transport links, the property would be an ideal purchase for all types of buyers.

In brief the property comprises lift access to the second floor, leading to the entrance hall with useful storage cupboards, a good size lounge with a small balcony and double door leading to the modern fitted kitchen, master bedroom with fitted wardrobes and en-suite shower room, second bedroom with fitted wardrobes and door to the shower room also accessibly from the entrance hall.

Tenure: We can confirm the property is Leasehold – 100 years remaining  
Service Charge: £3,000 per annum  
Ground Rent: N/A

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Strictly via appointment only through our Paul Carr, Streetly Residential Sales Department on 0121 353 6464  
or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)





### **Accommodation**

Entrance Hall

Lounge 16' 2" x 14' 4"  
(4.92m x 4.37m)

Kitchen/Diner 11' 4" x 10' 11"  
(3.45m x 3.32m)

Bedroom One 12' 0" x 10' 5"  
(3.65m x 3.17m)

En-suite 7' 10" x 6' 5"  
(2.39m x 1.95m)

Bedroom Two 10' 11" x 7' 1"  
(3.32m x 2.16m)

Shower Room 7' 9" (max) x 9' 9"  
(2.36m x 2.97m)









# Floor Plan

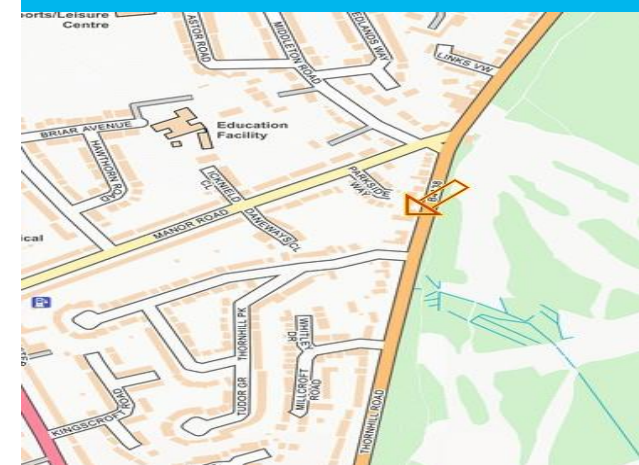
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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: 1st December 2023