



Thornhill Park, Streetly,
Sutton Coldfield, B74 2LG

Offers in the Region Of £595,000

We are incredibly excited to offer for sale this impressive three bedroom detached home, with wonderful features throughout and amazing potential on a highly sought after road close to Royal Sutton Park.

This highly desirable property is conveniently located for local amenities, transport links and popular local schooling (catchments should be checked).

Approached via an attractive fore garden and drive driveway, the accommodation boasts a welcoming reception hallway with doors leading into an impressive lounge, having patio doors leading into the Orangery which boasts stunning views to the rear garden. There is a separate dining room to the fore which can be versatile in its usage to suit your needs.

A charming kitchen with a range of wall and base level units with window looking out to rear garden and door to a utility/store area with access to the garden.

Upstairs is a generous landing with impressive window facing the fore, doors leading to three well proportioned bedrooms, as well as a well appointed family shower room.

Outside to the rear is a very generous rear garden being mainly laid to lawn with patio area and offering fantastic space for al fresco dining and entertaining.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Mains gas, electric, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Hallway

Dining Room 12' 8" x 10' 1"
(3.86m x 3.07m)

Lounge 14' 2" x 11' 0"
(4.31m x 3.35m)

Orangery 15' 7" x 11' 3"
(4.75m x 3.43m)

Fitted Kitchen 13' 3" x 8' 6"
(4.04m x 2.59m)

Utility Room 7' 9" x 6' 7"
(2.36m x 2.01m)

Guest WC/Under Stairs Storage

First Floor Accommodation

Bedroom One 13' 4" x 11' 0"
(4.06m x 3.35m)

Bedroom Two 13' 3" x 10' 2"
(4.04m x 3.10m)

Bedroom Three 10' 9" x 7' 2"
(3.27m x 2.18m)

Shower Room 7' 7" x 6' 5"
(2.31m x 1.95m)

Garage







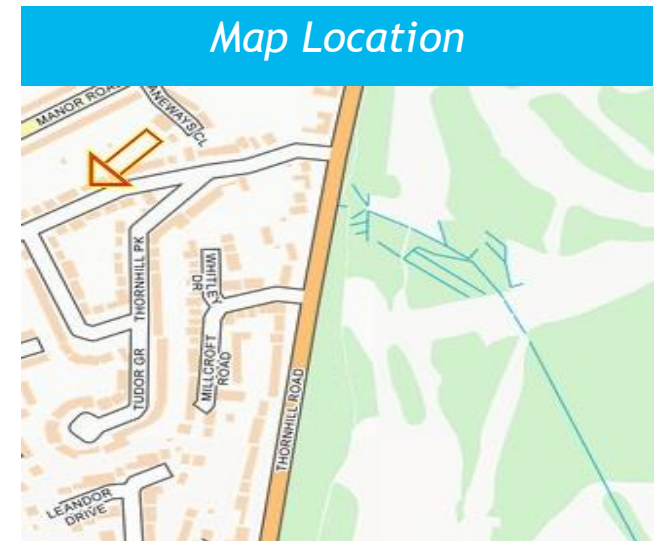
Floor Plan

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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		







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: 23rd January 2024