



Thornhill Park, Streetly
Sutton Coldfield, B74 2LG

Offers in the Region Of £600,000

We are delighted to present this impressive three-bedroom detached home, offering wonderful features and fantastic potential on a highly sought-after road near Royal Sutton Park. Ideally located for local amenities, transport links, and popular schools (catchment areas should be verified), this charming property is perfect for families or professionals alike.

Set behind an attractive fore garden with a driveway, the home welcomes you with a spacious reception hallway leading to a bright and airy lounge. Patio doors open into a stunning Orangery, providing breathtaking views of the generous rear garden. A separate front-facing dining room offers versatility to suit your needs, while the charming kitchen features a range of wall and base units, a picturesque garden view, and access to a useful utility/store area.

Upstairs, a generous landing with an impressive front-facing window leads to three well-proportioned bedrooms and a stylish family shower room.

The beautifully maintained rear garden is mainly laid to lawn, with a patio area ideal for al fresco dining and entertaining. This exceptional home combines character, space, and an enviable location with further potential to extend/develop subject to all relevant permissions being obtained—early viewing is highly recommended!

Tenure: We can confirm the property is Freehold.

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

Services Connected: 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



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 Landing

Bedroom 1 13' 4" x 11' 0" (4.06m x 3.35m)

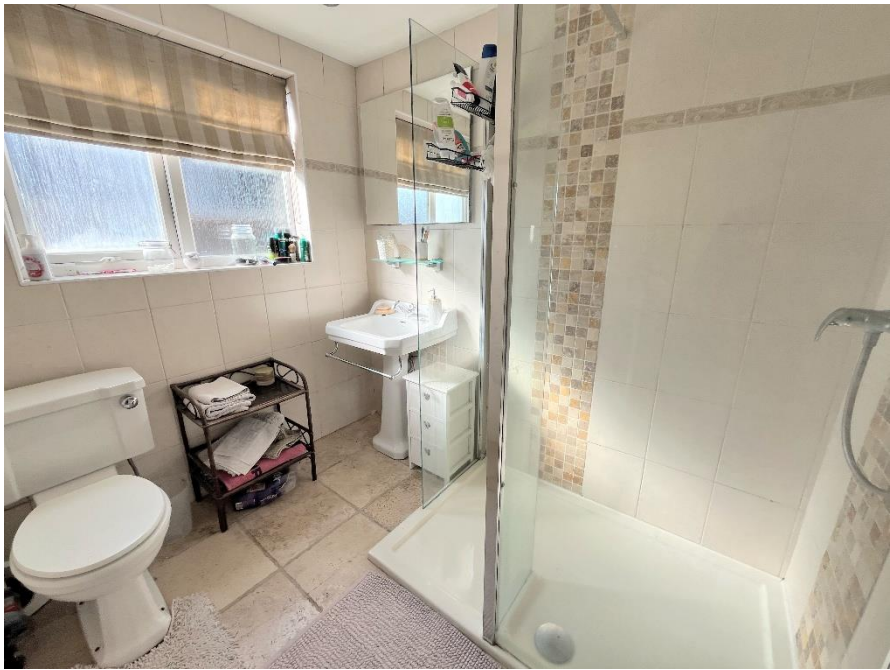
Bedroom 2 13' 3" x 10' 2" (4.04m x 3.10m)

Bedroom 3 10' 9" x 7' 2" (3.27m x 2.18m)

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

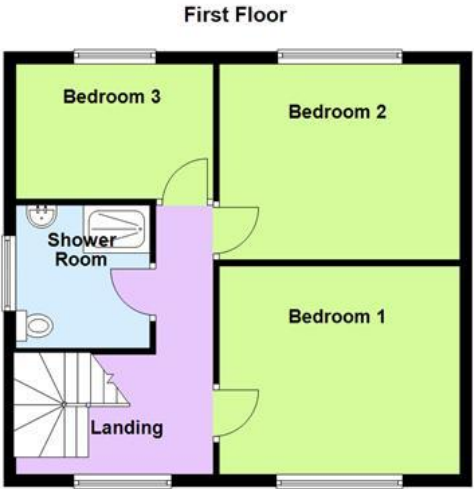
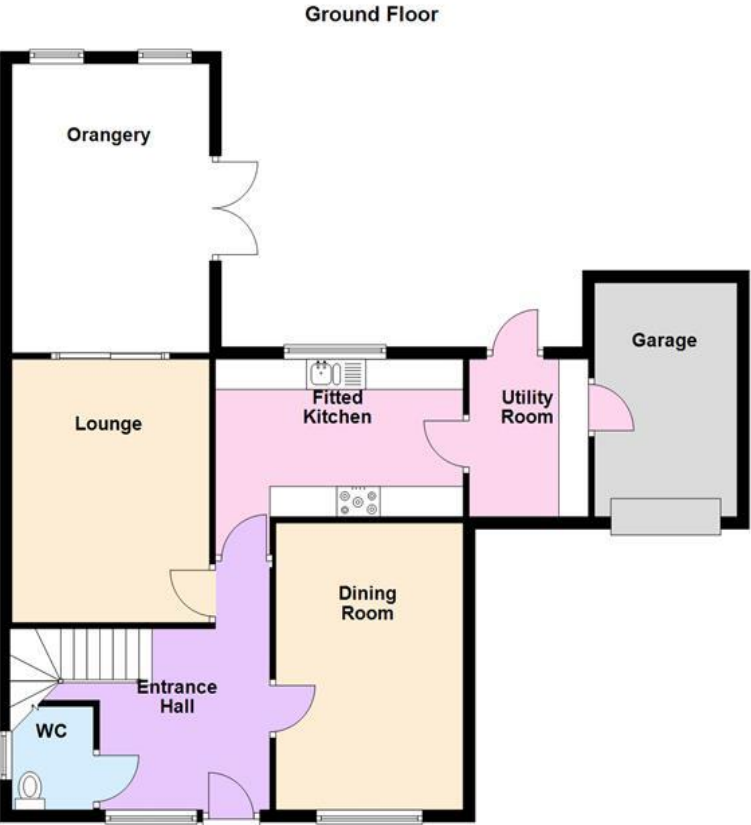
Garage





Floor Plan

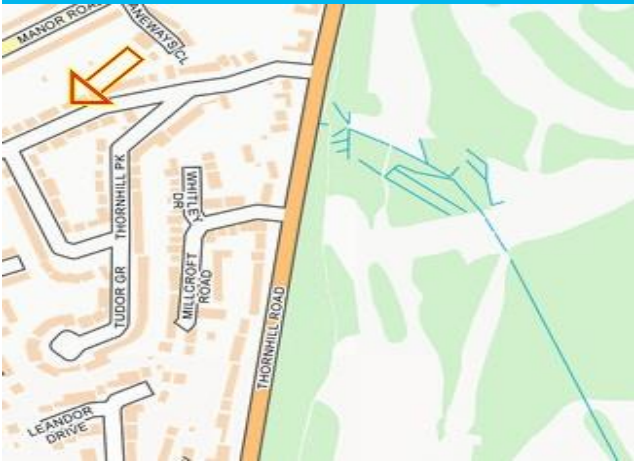
This floor plan is not drawn to scale and is for illustration purposes only



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		

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: 7th June 2024