



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

Offers Over £260,000

Paul Carr Estate Agents are delighted to bring to the market this grand first floor two bedroom apartment situated in a sought after location and within close proximity of Sutton Park's 2400 national nature reserve.

The property has an allocated parking space and is accessible via stairs and lift access to the first floor.

Internally, the apartment does not disappoint, from it's welcoming entrance hall, to it's spacious lounge/dining room, kitchen, master bedroom with fitted wardrobes and an en-suite, second double bedroom with fitted wardrobes, and a shower room.

Further benefits include gas central heating, well kept communal areas and grounds, transport links nearby and reputable local schools within close proximity.

Internal viewing is strongly recommended, by appointment only through Paul Carr Streetly.

Tenure: We can confirm the property is Leasehold ... 99 years remaining

Service Charge: £3,493.00 per annum

Ground Rent: Included

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

Services Connected: Gas/Electric/Water/Drainage.

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



Accommodation

Entrance Hall

Lounge/Dining Room 19' 2" x 14' 3"
(5.84m x 4.34m)

Kitchen 11' 4" x 10' 9"
(3.45m x 3.27m)

Bedroom One 14' 3" x 10' 8"
(4.34m x 3.25m)

En-suite 7' 4" x 6' 5"
(2.23m x 1.95m)

Bedroom Two 10' 10" x 9' 7" (max)
(3.30m x 2.92m)

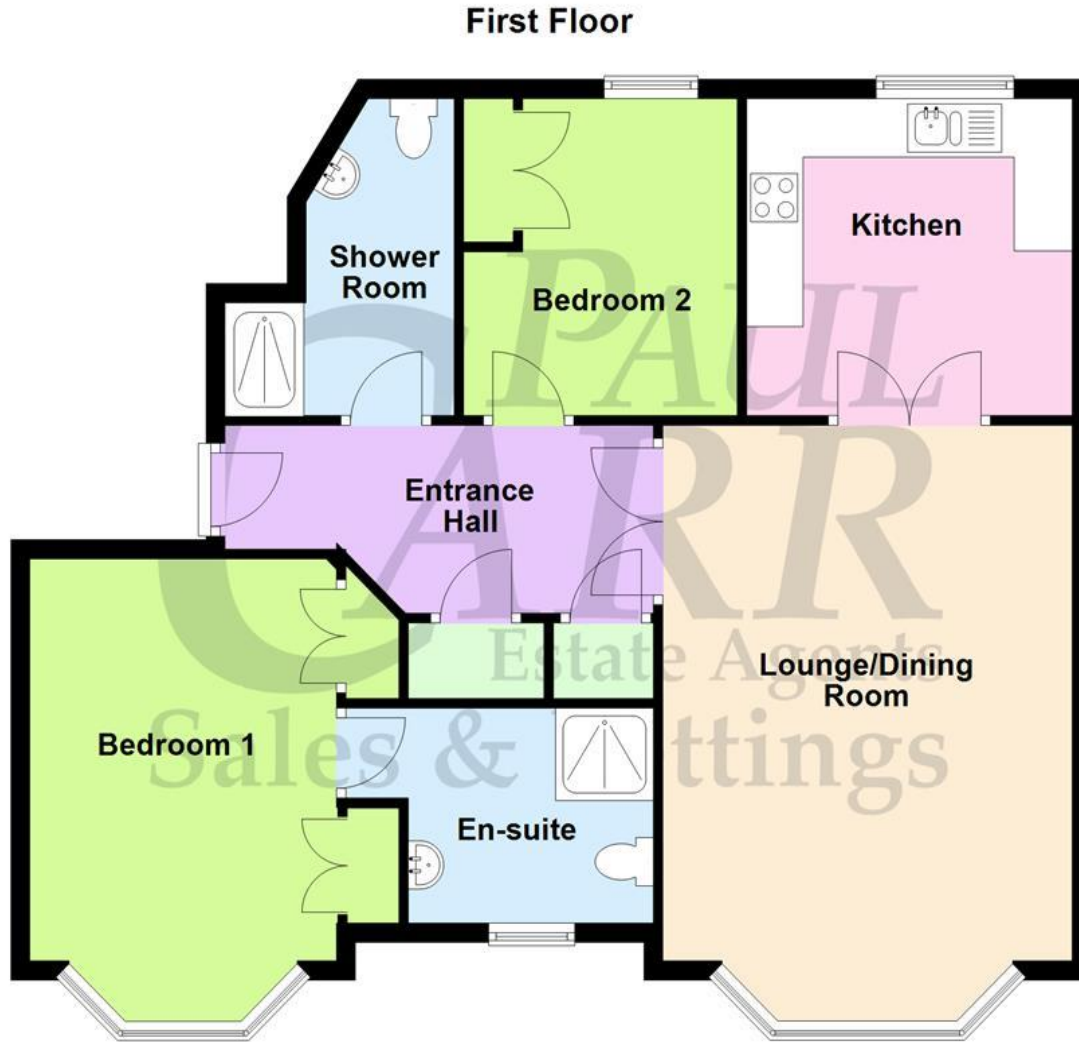
Shower Room 8' 0" (max) x 9' 9"
(2.44m x 2.97m)





Floor Plan

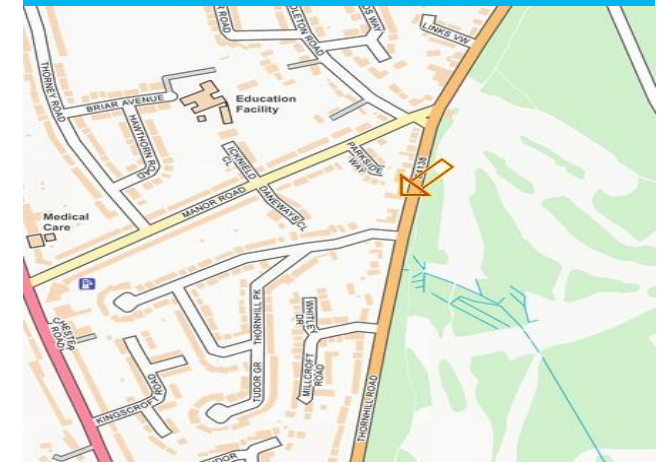
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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: 24th April 2024