



Thornhill Road, Streetly
Sutton Coldfield, B74 3EH

£575,000

Welcome to Thornhill Road, a unique three bedroom semi detached family home offering an abundance of space, charm and character throughout. Situated on a popular road and a much sought after location on the Streetly/Four oaks border, this outstanding property would be a perfect purchase for a family.

The ground floor of the property comprises a storm porch, entrance hall, cosy lounge with log burner and double glazed windows to the front, spacious kitchen/dining room with an center island, space for dining table, double glazed windows to front and side and a stable door to rear garden.

The first floor has a landing with doors off to the three double bedrooms and a four piece family bathroom suite. Externally, the property has a block paved multi-car driveway to the fore, with side access to the north west facing, private rear garden, with patio area, laid to lawn and having mature shrubbery borders, and also housing the impressive 22'8" x 12'10" multi use garden room to the rear.

Internal viewing is highly recommended to fully appreciate this charming property, situated in a desirable location.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Lichfield Council.

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

Storm Porch

Entrance Hall

4' 9" x 5' 6" (1.45m x 1.68m)

Lounge

15' 4" x 17' 8" (4.67m x 5.38m)

Kitchen/Dining Room

15' 0" x 20' 4" (max) (4.57m x 6.19m)

Garden Room

22' 8" x 12' 10" (6.90m x 3.91m)

First Floor Landing

Bedroom One

15' 7" x 10' 4" (4.75m x 3.15m)

Bedroom Two

9' 8" x 11' 5" (2.94m x 3.48m)

Bedroom Three

10' 1" (max) x 10' 9" (3.07m x 3.27m)

Family Bathroom

9' 9" x 8' 9" (2.97m x 2.66m)





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
55-68	D		
39-54	E	50 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: 5th July 2024