



Thornhill Road, Streetly
Sutton Coldfield, B74 3EH

Offers in the Region Of £675,000

Paul Carr Estate Agents are proud to bring to market this immaculately presented FIVE double bedroom family home which is positioned in a highly desirable Streetly location with Royal Sutton Park opposite and having access to popular local schools (catchments should be checked), transport links and local amenities.

Upon entering this beautiful and uniquely designed family home, you are met by a modern fitted kitchen/family room which offers immediate WOW factor and sets the tone for the rest of the property. Further ground floor accommodation boasts a superb and generous lounge area with bay window to fore and the main focal point of the room being a feature fireplace. There is a beautifully presented and stunningly impactful dining area, guest wc, and home office with impressive views looking out to rear garden which offers versatile living space to suit your needs.

On the first floor, there are three well-proportioned bedrooms, the master having a luxury en-suite shower room with a suite comprising low flush wc unit, wall mounted hand wash basin and shower cubicle. There is a further family shower room fitted with a low flush wc unit, wall mounted and wash basin and shower cubicle. Having staircase off the first floor, which leads to the second-floor landing where there are two further bedrooms, both being dual aspect and enjoying views to fore and rear.

Outside the property there is a multi-vehicle driveway and sizeable rear garden, being laid to lawn, with enclosed boundaries and patio area which is ideal for entertaining and al-fresco dining.

Viewing is strongly recommended to appreciate the size and standard of accommodation on offer.



Entrance Hall

Lounge 16' 0" max x 12' 0" max (4.87m x 3.65m)

Open Plan Kitchen/Family Room 22' 3" max x 14' 3" (6.78m x 4.34m)

Dining Area 11' 6" max x 9' 3" max (3.50m x 2.82m)

Inner Hallway 0' 0" x 0' 0" (0.00m x 0.00m)

Storage Cupboard 4' 4" x 3' 6" (1.32m x 1.07m)

Guest WC 4' 6" x 3' 5" (1.37m x 1.04m)

Office 9' 3" x 8' 4" (2.82m x 2.54m)

First Floor Landing

Master Bedroom 11' 1" max x 16' 5" max (3.38m x 5.00m)

En-suite Shower 7' 3" x 4' 10" (2.21m x 1.47m)

Bedroom 14' 0" max x 10' 10" max (4.26m x 3.30m)

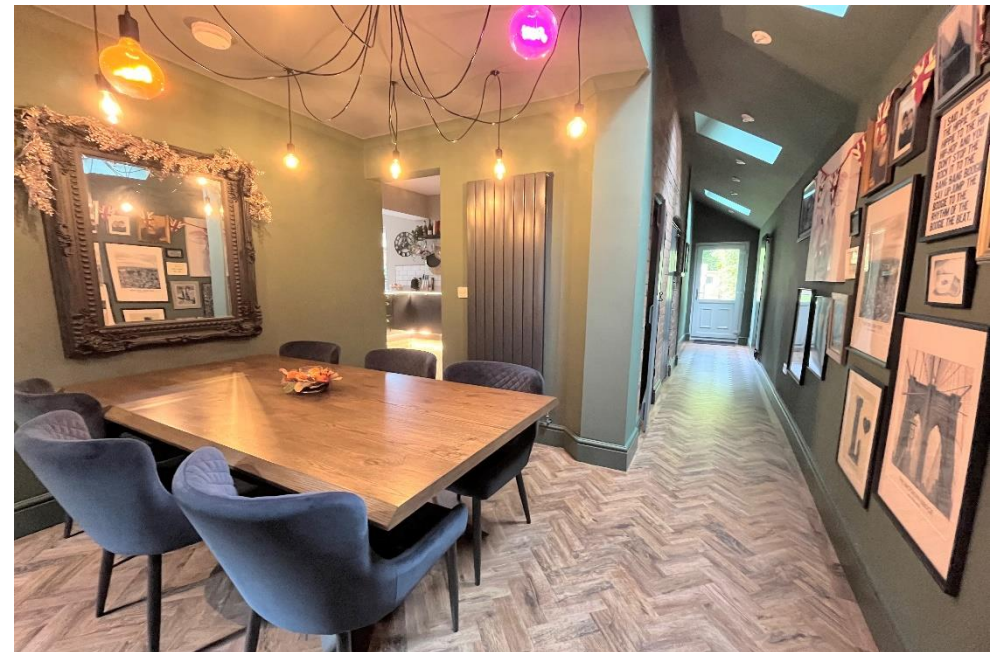
Bedroom 10' 0" x 9' 8" (3.05m x 2.94m)

Family Shower Room 8' 4" x 6' 5" (2.54m x 1.95m)

Second Floor accommodation

Bedroom 13' 3" max x 10' 0" max (4.04m x 3.05m)

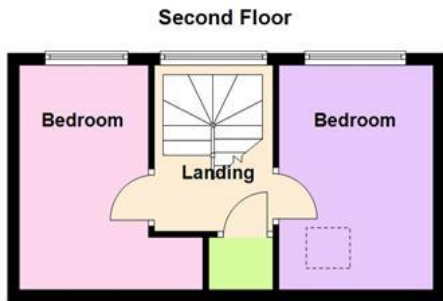
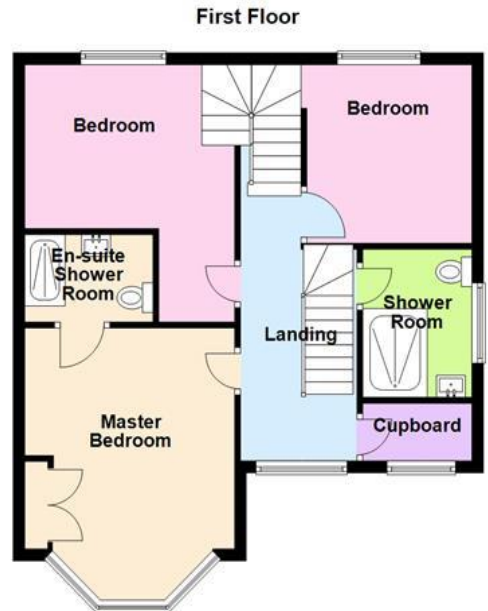
Bedroom 13' 4" x 8' 11" (4.06m x 2.72m)





Floor Plan

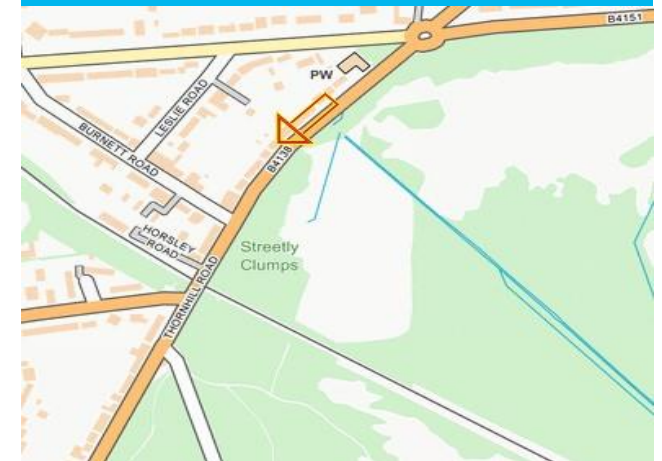
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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: 23rd September 2024