



**202 THORNHILL ROAD, STREETLY, B74 2EP**



## OFFERS AROUND - £880,000

This most attractive imposing traditional detached family home is set in a well-regarded, sought-after central location which is adjacent to Sutton Park, positioned approximately one mile radius from the delightful Streetly village, the property also has well-regarded schooling close by. The property also benefits from local bus services and access to the Midlands motorway network. Complimented by gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises of: Enclosed porch with access to garage, welcoming entrance hallway with panelled walls, guest cloakroom / WC, spacious lounge with feature fireplace, additional reception room offering another feature marble fireplace, superb extended breakfast kitchen with integrated appliances and space for dining area, breakfast bar and additional day room. To the side of the extended breakfast kitchen is a large utility. There is also a double garage.

To the first floor there are four good bedrooms, the master bedroom offering a variety of built-in wardrobes and storage units, and ensuite off. Additionally there is a large family bathroom and separate WC. Externally the property offers a substantial driveway with front and side garden, and to the rear of the property is a private, mature and well-maintained rear garden, with ample space for entertaining and a secret garden which offers potential for home office with its insulated workshop. To fully appreciate the property on offer, we highly recommend internal inspection of this freehold property set in Council tax band G.



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Set back from the road behind a multi vehicle driveway, the property offers two front gardens and has ample space for parking. Access to the property is via a recessed porch.

**PVC DOUBLE GLAZED PORCH: 13'2 x 4'2:**

With ceiling spotlights, internal door leading to garage, PVC double glazed window to lounge and solid door to:

**HALLWAY: 8'5 x 6'1:**

Obscure glazed door with wall oak panelling and plate rails, radiator.

**GUEST WC:**

Obscure PVC double glazed window to side with shutter blind, low level WC, wash hand basin, panelled walls and radiator.

**LOUNGE: 14'9 x 11'0 (max) / 11'10 (min) x 13'1:**

PVC double glazed box window to fore, panelled walls with plate rails, feature fireplace with marble hearth and surround, radiator.

**FAMILY LOUNGE: 25'5 x 13'1:**

PVC double glazed window to porch, PVC double glazed French doors to rear, two full-length PVC double glazed windows to rear, electric feature fireplace with marble hearth and surround, two radiators.

**SUPERB EXTENDED KITCHEN WITH DINING / DAY ROOM:**

PVC double glazed French doors to rear, two PVC double glazed windows to rear, PVC double glazed French door to side, PVC double glazed window to side with shutter blinds. This superb kitchen offers a variety of cupboards fitted to both base and wall, stainless steel sink inset into wood-effect box-edged work surfaces, a number of pan drawers, pull-out storage cupboards and integrated double oven with integrated microwave and grill, hot plate drawer, five conductor hob with extractor canopy over, integrated dishwasher, under-cupboard and plinth lighting, marble effect flooring with under-floor heating.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.









**UTILITY: 19'9 x 4'6:**

PVC obscure double glazed window to rear, PVC obscure double glazed door to fore, stainless steel sink with box edged work surfaces, a variety of cupboards fitted to both base and wall with a variety of drawers, shelving to wall. Plumbing for washing machine, space for tumble dryer and space for fridge / freezer and dishwasher.

**STAIRS TO LANDING:**

Stained glass window with secondary glazing, radiator.

**BEDROOM ONE: 13'0 x 12'1:**

PVC double glazed window to rear with shutter blinds, full-length built-in wardrobes (two double and one single), radiator and door to:

**ENSUITE: 11'9 x 9'0:**

PVC obscure double glazed window to rear, white suite comprising free-standing cast iron bath with double shower and glazed screen, white tiled splashbacks, wash hand basin, part panelled walls, low level WC, radiator, wood-effect flooring with under-floor heating.

**BEDROOM TWO: 14'9 x 11'10:**

PVC double glazed box window to fore, radiator.

**BEDROOM THREE: 13'1 x 9'10:**

PVC double glazed window to fore, large useful storage cupboard, with potential for home office or dressing room, having PVC double glazed window to fore and radiator.

**BEDROOM FOUR: 15'10 x 5'11:**

PVC double glazed window to rear, radiator.







**FAMILY BATHROOM: 12'3 x 6'5:**

PVC double glazed obscure window to rear, matching white suite comprising panelled bath with shower spray, double shower with glazed screen and splashbacks, tiled walls, contemporary wash hand basin, tile-effect flooring, useful storage cupboard and radiator.

**SEPARATE WC:**

PVC double glazed obscure window to side with shutter blinds, part-tiled walls, low level WC, wood-effect flooring.

**GARDEN:**

With a large paved area for seating and entertaining, the garden offers a variety of shrubs, bushes and trees with its large lawned area with a paved walkway to the side leading to additional lawned area which has a fully insulated workshop / shed with four double glazed windows.

**GARAGE: 37'1 x 9'3: (please check suitability for your own vehicle use):**

Double opening garage door to front and up and over garage door to rear, with loft access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G



Thornhill Road, Streetly, B74 2EP



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.