

# ACRES

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- ♦ Two bedrooms
- ♦ En-suite shower room
- ♦ Additional separate shower room
- ♦ Spacious lounge/dining area
- ♦ Fitted breakfast kitchen
- ♦ Lift access
- ♦ Gated development
- ♦ Sought after location
- ♦ Set adjacent to Sutton Park
- ♦ Communal gardens
- ♦ Allocated & visitor parking



***APARTMENT 14, THORNHILL COURT, THORNHILL ROAD, STREETLY, B74 2LU - OFFERS OVER £240,000***

This attractive development of apartments is set opposite Sutton Park, thus has ease of access for delightful walks and additionally is placed within only a few hundred metres from Streetly Village where there is a host of shops, restaurants and other facilities. Well presented and much improved, the development offers the security of a gated driveway access having both communal and allocated parking spaces and is further enhanced by the provision of a video/intercom door release system. Ease of access is provided to the first floor by way of a lift, the property is further enhanced by the provision of gas central heating and PVC double glazing (both where specified). To fully appreciate the property on offer, it's true proportions, many features and outstanding presentation, we highly recommend an internal inspection. Briefly comprising, communal entrance hallway with lift and stair access to the first floor where there is a further generous landing and inner hallway, in turn opening to welcoming reception hall, attractive spacious lounge/dining area, additionally there is a fitted breakfast kitchen with appliances, two bedrooms with wardrobes, the master having an en-suite shower room off with an additional, separate shower. Set to the rear is a lawned communal garden, together with a parking area where there are allocated & visitor parking space.

Set back from the roadway behind a lawned fore garden flanked by mature shrubs and bushes, a driveway is set to the side accessing twin remote controlled gates in turn having side intercom/door release system. There is a substantial parking area where the property has an allocated parking space, additionally there are visitor parking facilities. Access can be gained to Thornhill Court via a doorway set to the front and rear, in turn leading to a communal entrance hall where the stairs and a lift give access to:

**FIRST FLOOR LANDING:** PVC double glazed windows overlook Sutton Park, there is a further inner hallway with front door opening to:

**RECEPTION HALLWAY:** Useful storage cupboard, intercom/door release system, radiator, double doors open to:

**LOUNGE/DINING AREA:** 18'4" x 14'3" Pvc double glazed bay window to front, feature fireplace, space for dining table and chairs, radiator, double doors open to:

**FITTED KITCHEN:** 11'3" x 10'9" Pvc double glazed window to rear, single drainer sink unit set into square edged work surfaces, there is a range of matching units fitted to both base and wall level, complementary tiled splash backs, integrated oven, microwave, gas hob with extractor canopy over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, space for breakfast table and chairs.

**BEDROOM ONE:** 14'3" x 10'8" Pvc double glazed window to front, built-in wardrobes, radiator, door to:

**EN-SUITE SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle, wash hand basin, low level wc, radiator.

**BEDROOM TWO:** 10'10" x 9'6" Pvc double glazed window to front, built-in wardrobes, radiator.

**SHOWER ROOM:** White suite comprising enclosed shower cubicle, wash hand basin, low level wc, radiator.

**OUTSIDE:** To the rear there is a lawned garden with mature shrubs, bushes and trees and pathway giving access to:

**REAR PARKING AREA:** Having an allocated parking space together with visitor parking facilities.



**TENURE:** We have been informed by the vendor that the property is Leasehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

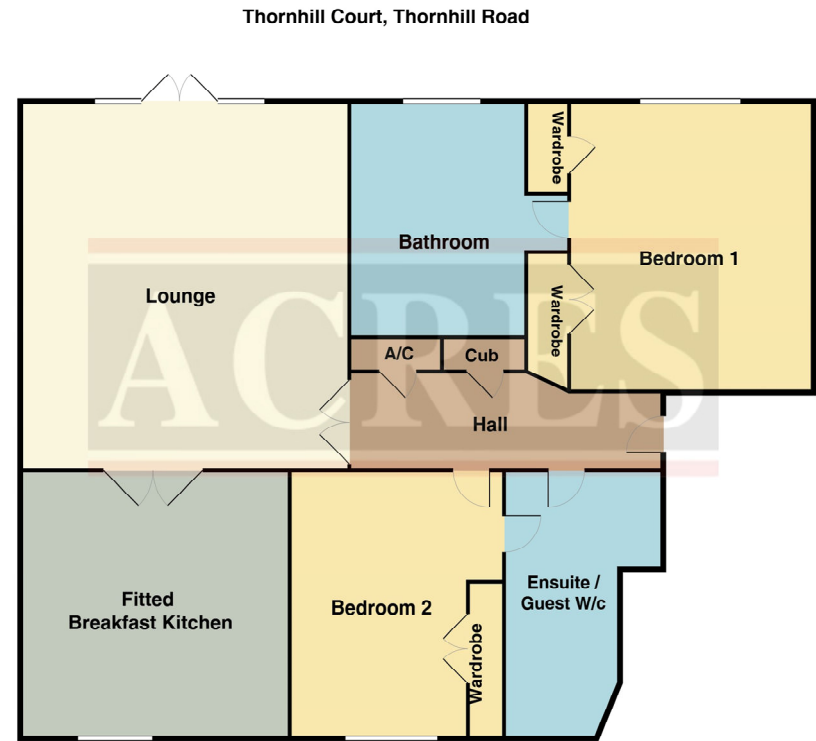
**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Thornhill Court, towards the junction of Manor Road

| 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             |         |           |



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.