

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088



fouroaks@acres.co.uk



www.acres.co.uk



- ◆ Substantial freehold semi-detached
- ◆ Four bedrooms
- ◆ White bathroom
- ◆ Spacious rear lounge
- ◆ Separate dining room
- ◆ Breakfast kitchen
- ◆ Large utility room
- ◆ Two rear workshops
- ◆ Side garage
- ◆ Substantial rear garden
- ◆ Overlooking Sutton Park



***18 THORNHILL ROAD, STREETLY, B74 3EH***

***OFFERS AROUND £550,000***

This imposing, substantial, highly deceptive, spacious, freehold, traditional semi-detached family home, is set in the heart of Streetly Village and features a tree lined aspect overlooking Sutton Park to the fore. Set upon a generous mature plot, the property is complemented by pvc double glazing and gas central heating (both where specified) and additionally has a local bus service close by. The well proportioned and thoughtfully designed accommodation is entered via a fully enclosed porch opening to a welcoming reception hall, there is a generous rear lounge, separate dining room, breakfast kitchen, together with a large side utility room. To the first floor there are four bedrooms and white bathroom, the property also has a side garage and a mature rear garden with two rear works hops having potential for alteration if desired with separate wc off. All of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the accommodation via glazed twin doors opening to:

**FULLY ENCLOSED PORCH:** Window to front, tiled floor, period styled front door opening to:

**RECEPTION HALL:** Two double glazed windows to front with further obscure leaded light glazed window to side, double radiator, stairs off.

**IMPOSING REAR LOUNGE:** 20' x 11'10" max / 10'8" min Pvc double glazed picture window to rear over looking rear garden with pvc double glazed French door out, double and single radiators, coal effect electric fire set into fire surround with hearth and mantle, deep coving to ceiling with rose.

**DINING ROOM:** 17' max / 14' min x 13' max / 11'8" min Pvc double glazed bay window to front, coal effect living flame gas fire, set into recess in chimney, double radiator.

**BREAKFAST KITCHEN:** 12'5" x 11'4" Pvc double glazed bow window to rear, one and a half bowl stainless steel sink unit having base unit beneath, there is a further range fitted units to both base and wall level including drawers, complementary rolled edge work surfaces with tiled splash backs, stainless steel oven having stainless steel gas hob above in turn with matching extractor canopy over, recess for dishwasher, central space for breakfast table. Walk-in pantry off having shelving, obscure window to side and spaced for fridge/freezer.

**LARGE SIDE UTILITY ROOM:** 17'1" x 7'8" Doors to rear garden and garage, fitted wall and base units, spaces for washing machine, dryer and fridge/freezer, together with further storage area, tiled floor.

**REAR WORKSHOP/POTENTIAL DEN:** 9'9" x 9'6" Window to side, fitted work bench with base units.

**SECOND REAR WORKSHOP/STORE ROOM:** 12' x 7' Window and door to side, double built-in storage cupboard.

**SEPARATE WC:** Window to rear, low flushing white wc, wash hand basin.

**STAIRS TO LANDING:** Obscure window to side, radiator.

**BEDROOM ONE:** 17'1" max / 14' min x 12' max / 9'8" min Pvc double glazed bow window to front overlooking Sutton Park with fitted window seat, two double and two single fitted wardrobes, central dressing table top with drawer unit, double radiator.

**BEDROOM TWO:** 15'10" x 12' max / 9'8" min Pvc double glazed window to rear, double built-in wardrobe, decorative iron fireplace surround with tiled relief, radiator.

**BEDROOM THREE:** 11'6" max / 9'6" min x 10'10" max / 8' min Pvc double glazed bay window to rear, single and double built-in wardrobes, radiator.

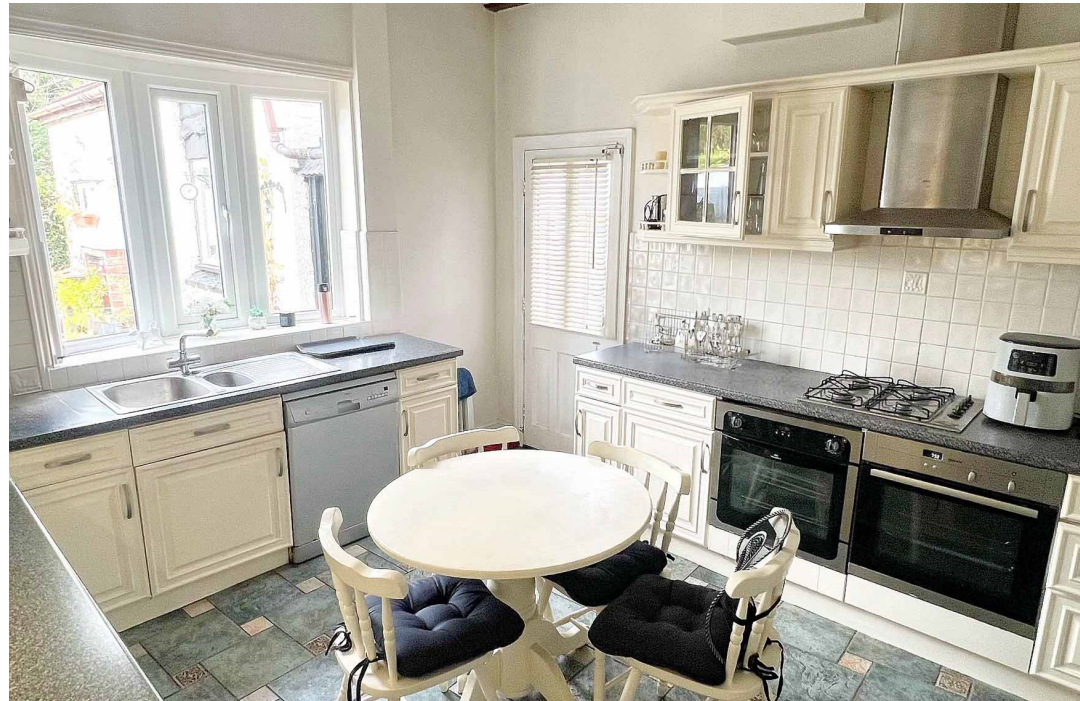
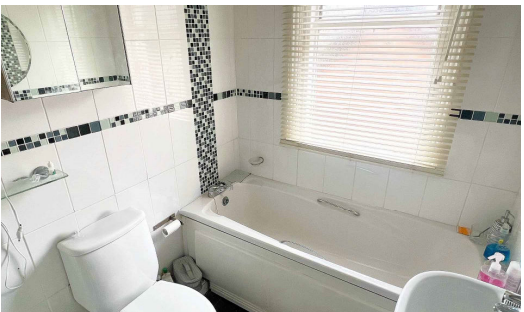
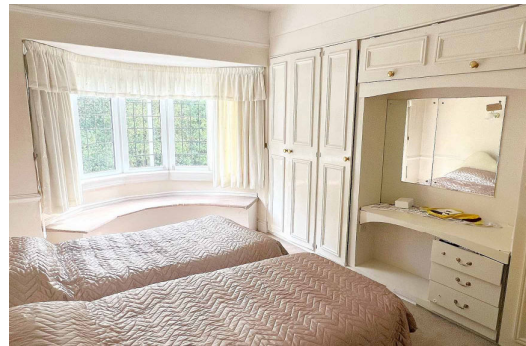
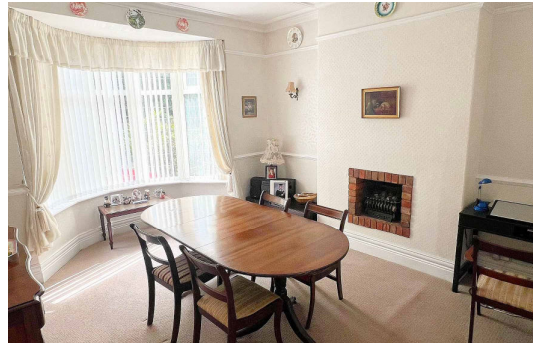
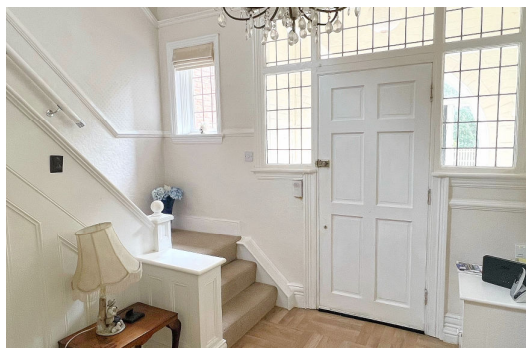
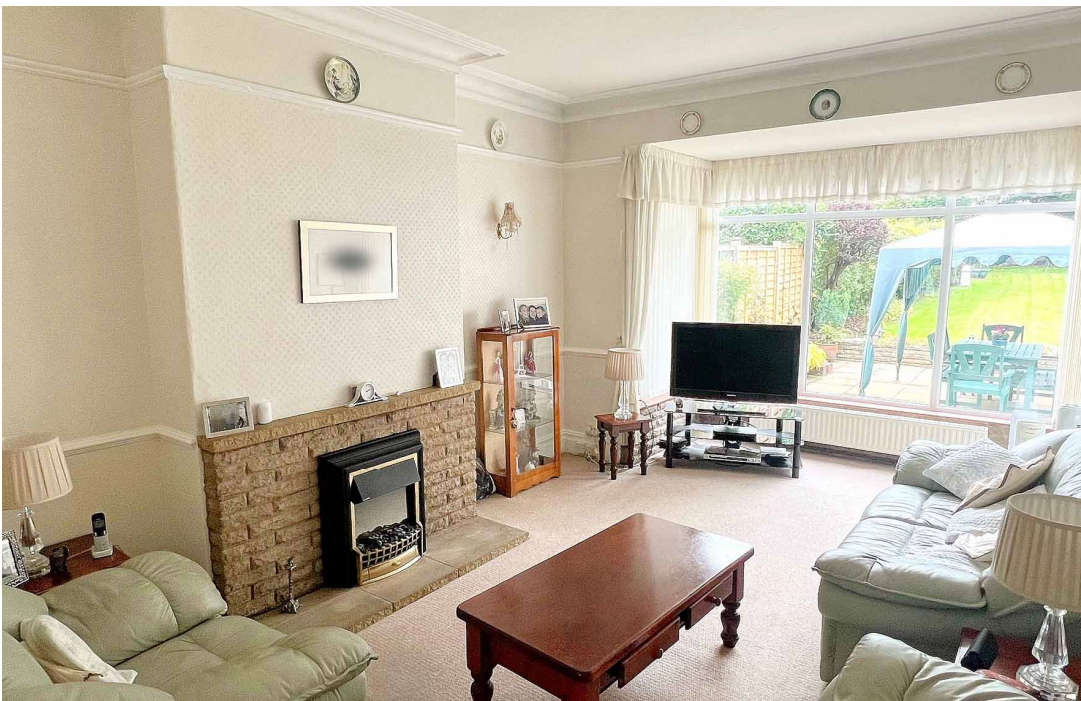
**BEDROOM FOUR:** 12'1" x 8' Secondary glazed window to front, double fitted wardrobe, radiator.

**BATHROOM:** Obscure window to side, matching white suite comprising bath, wash hand basin, low flushing wc, enclosed shower cubicle with glazed splash screen, tiled splash backs, radiator, tiled floor.

**SIDE GARAGE:** 18'1" x 8'2" Up and over door, door to utility. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Large paved patio area with brick built barbeque, leads to a substantial mainly lawned rear garden having tree lined aspect, flanked by borders having mature shrubs and bushes, timber fencing.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.)

COUNCIL TAX BAND:

D

FIXTURES & FITTINGS:

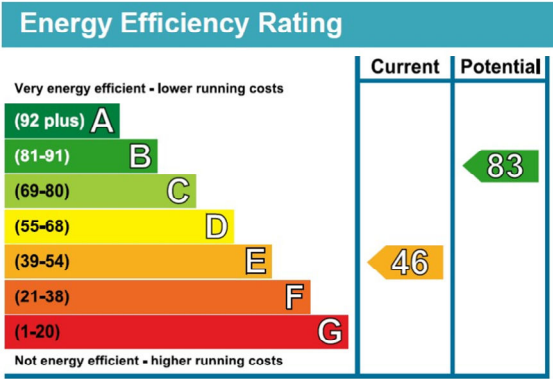
Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set close to Streetly Village



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.