

ACRES

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- Three/four bedrooms
- En-suite shower room
- Well appointed family bathroom
- Large family lounge with dining area
- Study
- Renewed breakfast kitchen
- Utility & guests cloakroom/wc
- Garage
- South facing, mature rear garden
- Sought after location



THORNHILL PARK, STREETLY, B74 2LN - OFFERS AROUND £700,000

This highly deceptive, spacious, freehold, detached family home offers much improved and well presented accommodation. Set in a prime, central and sought after location, within only a few hundred metres of Sutton Park, the property is also served by well regarded schooling for all ages. Having ease of access to shopping facilities and bus services on Chester Road, the property is also within a short distance of Streetly Village. Complemented by gas central heating (where specified) and having pvc double glazing throughout, the property also offers the opportunity for further development/alteration (subject to necessary planning permissions/consents).

Briefly comprising welcoming reception hallway, guests wc, living room/bedroom, study/bedroom, spacious rear lounge and a large breakfast kitchen with utility area. To the first floor there are two bedrooms, one having an en-suite shower room, together with a well appointed family bathroom. The property additionally offers a large single garage and generous, south facing rear garden. To fully appreciate the accommodation on offer and its potential, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the accommodation is gained via a pvc double glazed door into:

RECEPTION HALL: Pvc double glazed door and windows to front and side, tiled floor, space for under stairs storage/desk, stairs off, two radiators.

GUESTS CLOAKROOM/WC: Obscure pvc double glazed window to side, low level wc, wash hand basin with vanity unit beneath, splash backs, tiled floor.

SPACIOUS FAMILY LOUNGE: 23'9" x 15'4" Pvc double glazed French doors to rear, pvc double glazed window to side, having dining area, living flame effect gas fire, two radiators.

LIVING ROOM/BEDROOM THREE: 15'11" x 11'11" Pvc double glazed windows to front, log burner feature fireplace with marble hearth, radiator.

STUDY/BEDROOM FOUR: 12' x 8'10" Pvc double glazed window to side, radiator.

BREAKFAST KITCHEN: 18'9" x 9'7" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainage unit set into quartz work surfaces, a range of matching units in a high gloss finish to both base and wall level including drawers and larders, breakfast bar having space for two stools, integrated Bosch induction hob with extractor over, integrated Bosch eye level oven/grill, space for American style fridge/freezer, integrated Bosch dishwasher, Karndean flooring, door to utility, two modern vertical radiators.

UTILITY: 9'1" x 5'5" Obscure pvc double glazed door to rear, pvc double glazed window to rear, space and plumbing for washing machine, space for tumble dryer, fitted units to base level, Karndean flooring.

STAIRS TO LANDING: Pvc double glazed window to front, open plan landing with seating/study space, doors to:

BEDROOM ONE: 15'4" max / 11'1" min x 13'11" Pvc double glazed window to rear, two double built-in wardrobes, access to loft storage, radiator, archway and swing doors to:

EN-SUITE SHOWER ROOM: Shower cubicle with tiled splash backs and folding glazed doors, display/storage shelf, wash hand basin with storage cupboard beneath, low level wc, tiled flooring.

BEDROOM TWO: 19'11" x 12'2" Pvc double glazed windows to front and rear, space for three double wardrobes, two radiators, potential for en-suite (subject to regulations/consents)/ easily converted to two double bedrooms.

BATHROOM: 9'6" max / 6'1" min x 7'11" max / 5'2" min Obscure pvc double glazed window to rear, white suite comprising bath with mixer shower attachment over, separate corner shower cubicle, wash hand basin, low level wc, tiled splash backs, part tiled walls, display/storage ledge, large airing cupboard with shelving, tiled floor, ladder style radiator.

GARAGE: 23' x 11'9" Electric remote controlled garage door to front, security door to front, fitted storage (Please check the suitability of this garage for your own vehicle)

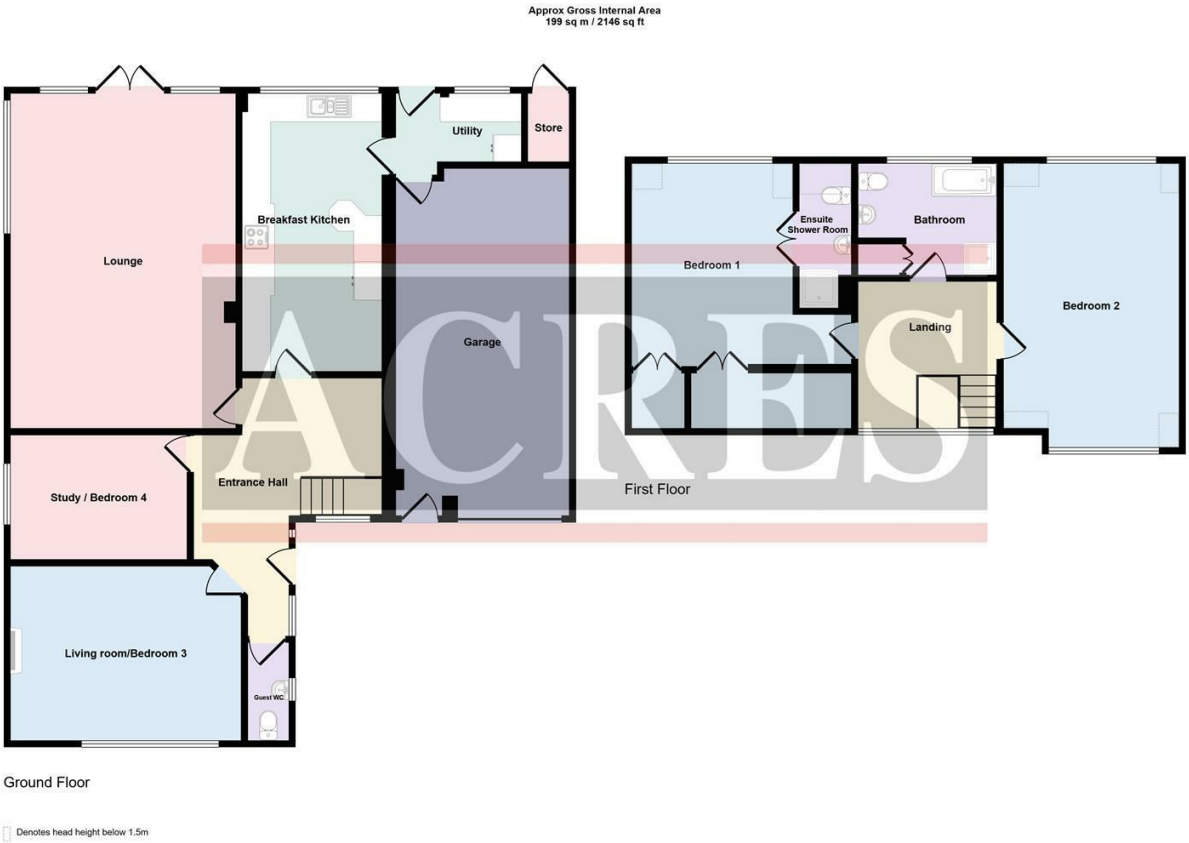
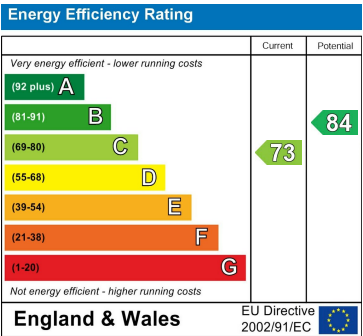
OUTSIDE: South facing generous rear garden with paved patio area leading to lawn, offering feature pond, flanked by mature bushes, shrubs and trees, additional seating area to rear.



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 : F

VIEWING: Highly recommended via Acres on 0121 323 3088



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.