

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Four bedrooms
- Master bedroom with en-suite shower room
- Well appointed family bathroom
- Dual aspect lounge/dining room
- Fitted kitchen/diner & utility
- Garage
- Mature rear garden
- Set in a convenient, central location
- Adjacent to Sutton Park
- No upward chain



THORNHILL ROAD, STREETLY, B74 3EH - OFFERS AROUND £630,000

This much improved, enlarged, freehold, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from Streetly Village, which offers a variety of amenities including shops, cafes and supermarkets. The property additionally is set overlooking the tree lined aspect of Sutton Park, having access to well regarded schooling and public transport links. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises reception hall, imposing through lounge/dining room, fitted kitchen/diner, utility space and garage. To the first floor there are four bedrooms, the master having an en-suite shower room, together with a well appointed family bathroom. The property also offers a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access is gained via an obscure pvc double glazed multi-locking front door and obscure double glazed window to front opening to:

RECEPTION HALL: Under stairs storage cupboard, wood effect flooring, radiator, stairs off, doors to:

IMPOSING THROUGH LOUNGE/DINING AREA: 33'9" x 13'5" max / 10'10" min Pvc double glazed bay window to front, pvc double glazed French doors and window to rear, two fireplace alcoves with tiled hearths, wood effect flooring, two radiators, having ample space for sofas and dining table.

FITTED KITCHEN/DINER: 14'6" x 13'5" Pvc double glazed French doors and window to rear, one and a half bowl sink/drainage unit set into rolled edge work surfaces, there is a range of matching high gloss units fitted to both base and wall level including drawers, integrated oven grill, induction hob above and extractor canopy over, space for fridge/freezer, integrated dishwasher, tile effect flooring, radiator, space for dining table and chairs, door to:

UTILITY AREA: Obscure pvc double glazed windows to side and rear, obscure glazed door to side, tile effect flooring, plumbing and space for washing machine and dryer, space for fridge/freezer.

STAIRS TO LANDING: Obscure glazed window to side, radiator, doors to:

BEDROOM ONE: 13'3" x 12'5" Pvc double glazed window to front, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure glazed window to front, white suite comprising enclosed corner shower cubicle with folding glazed screen, tiled splash backs, wash hand basin, low level wc, chrome ladder style radiator, tiled walls and floor.

BEDROOM TWO: 12'3" x 11'7" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 13'3" x 9' Pvc double glazed window to front, radiator.

BEDROOM FOUR: 8'3" x 7'11" Pvc double glazed window to rear, radiator.

BATHROOM: 8'11" x 8'2" Obscure pvc double glazed window to rear, matching suite comprising bath, corner shower cubicle with sliding glazed door and feature tiled splash backs, wash hand basin, low level wc, tiled walls and flooring, chrome ladder style radiator.

GARAGE: 17'4" x 9'3" Folding garage door to front, door to side (Please check the suitability of this garage for your own vehicle)

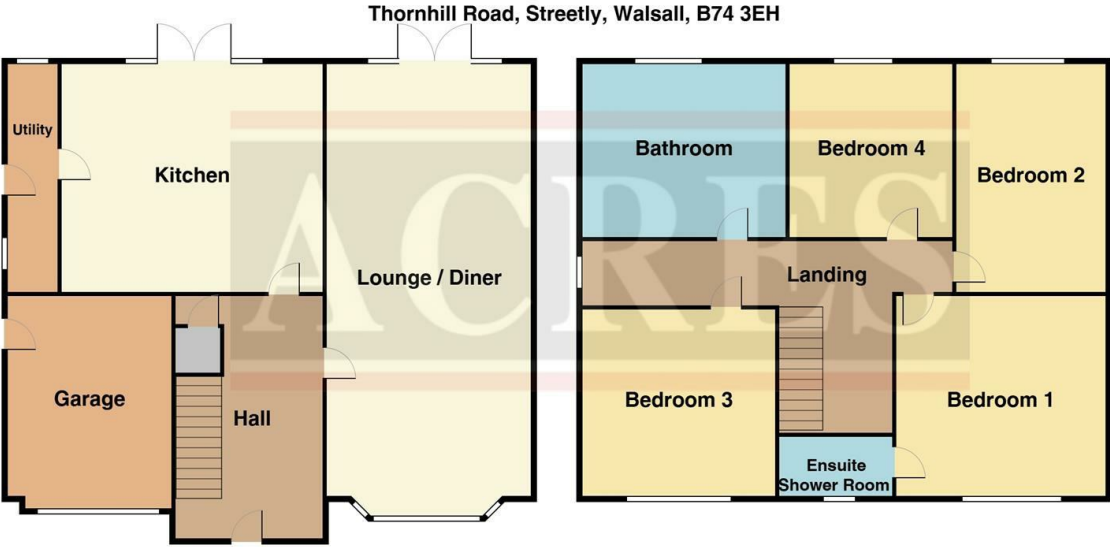
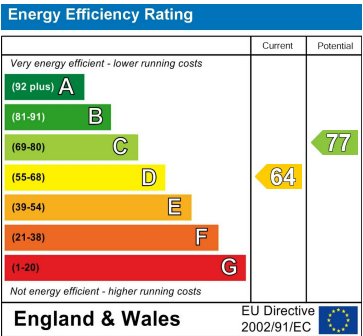
OUTSIDE: Paved patio area leading to a large lawn shielded by a variety of mature shrubs, bushes and trees.



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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.