

ACRES
Collection



210 THORNHILL ROAD, STREETLY, B74 2EP

OFFERS AROUND - £1,100,000

Situated on the esteemed Thornhill Road in Streetly, positioned adjacent to Sutton Park, this exceptional detached residence offers an impressive blend of luxury, space and contemporary elegance.

Behind private, secure gates, the property opens to a welcoming driveway and a large garage, setting the tone for the quality found throughout. The interiors have been thoughtfully designed to offer generous proportions, creating a home perfectly suited to modern family life.

The heart of the home is the expansive open plan lounge with defined snug and dining areas, providing a warm and versatile living environment. For those seeking privacy or dedicated workspace, the separate study and additional home office offer ideal solutions. The superb breakfast kitchen, complete with a spacious dining and sun room area, provides an inviting space for family gatherings, entertaining and day-to-day living. Natural light floods the room, enhancing the sense of openness and connection to the garden.

Upstairs, five well appointed bedrooms include a master suite with an en-suite shower room, complemented by a well appointed family bathroom. Outside, the generous garden offers a tranquil retreat, thoughtfully laid out for both leisure and outdoor dining, having rear garden room which offers potential to be utilised as a home office/gym or storage space.

A rare opportunity to acquire a high quality home in one of Streetly's most sought after positions, offering outstanding accommodation and refined modern living.

Set back from the roadway behind electric gates, the property has a multi-vehicle driveway with side borders, access to the property is gained via a wooden front door opening to:

RECEPTION HALL: Obscure double glazed windows to sides, wood effect flooring, feature glazed picture window, stairs to landing, radiator, doors to:





SITTING ROOM: 19'4" x 13' max / 11'9" min Pvc double glazed bay window to front, corner log stove feature fireplace, wood effect flooring, radiator.

STUDY: 12'7" x 6'6" Obscure pvc double glazed window to side, built-in desk, work space, drawer and storage units, wood effect flooring, radiator.

LOUNGE/DINING AREA: 30'3" x 25'7" max / 12'1" min This superb, open plan family room offers dining, lounge and snug areas, three sliding double glazed doors to rear, modern glazed partitions separating the areas, two Velux skylights, lantern roof light, feature tiled wall, stone effect feature fireplace, three radiators, wood effect flooring.

FITTED KITCHEN: 15'6" x 11'3" Three Velux skylights, lantern roof light, double bowl sink/drainage unit set into granite work surfaces, there is a comprehensive range of fitted units to both base and wall level including drawers, central island unit with breakfast bar having space for stools and having further base and drawer units, integrated double oven and combination grill/microwave, five ring gas hob with extractor canopy over, space for American style fridge/freezer, integrated dishwasher, tiled flooring, leading to:

DINING/SUN ROOM: 24'9" x 15'11" max / 14'2" min Double glazed sliding doors to side and rear, lantern roof light, radiator.

INNER HALLWAY: Karndean flooring, doors to:

GROUND FLOOR SHOWER ROOM: 10' x 5'3" Matching suite comprising enclosed shower cubicle with glazed screen, wall hung sink unit with tiled splash backs, low level wc, chrome ladder style radiator.

HOME OFFICE: 11'10" x 8'10" Pvc double glazed window to front, bespoke fitted shelving and storage units, fitted desk, tile effect flooring, modern vertical radiator.

STAIRS TO LANDING: Pvc double glazed window to front, modern vertical radiator, display/storage shelf, doors to:

MASTER BEDROOM: 16'10" x 13'2" Pvc double glazed window to front, five single and two double built-in wardrobes, matching drawers and bedside units, Karndean flooring, radiator, door to:



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.





EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to rear, enclosed shower cubicle with jet sprays, his & hers wash hand basins with vanity unit below, low level wc, tiled floor, chrome ladder style radiator.

BEDROOM TWO: 15' x 10'9" Pvc double glazed window to rear, three double built-in wardrobes with dressing table, matching drawer and bedside units, Karndean flooring, radiator.

BEDROOM THREE: 13'9" max / 10'3" min x 11'10" Pvc double glazed window to front, wood effect flooring, one single and two double wardrobes, radiator.

BEDROOM FOUR: 14'5" x 10'1" Pvc double glazed window to rear, two double built-in wardrobes, rustic brick effect feature wall, radiator.

BEDROOM FIVE: 9'5" x 7'1" Pvc double glazed window to rear, two single and one double wardrobes, Karndean flooring, radiator.

FAMILY BATHROOM: 10'9" x 5'5" Obscure pvc double glazed window to rear, matching suite comprising 'swirlpool' style bath, wash hand basin with vanity unit below, low level wc, modern vertical radiator.

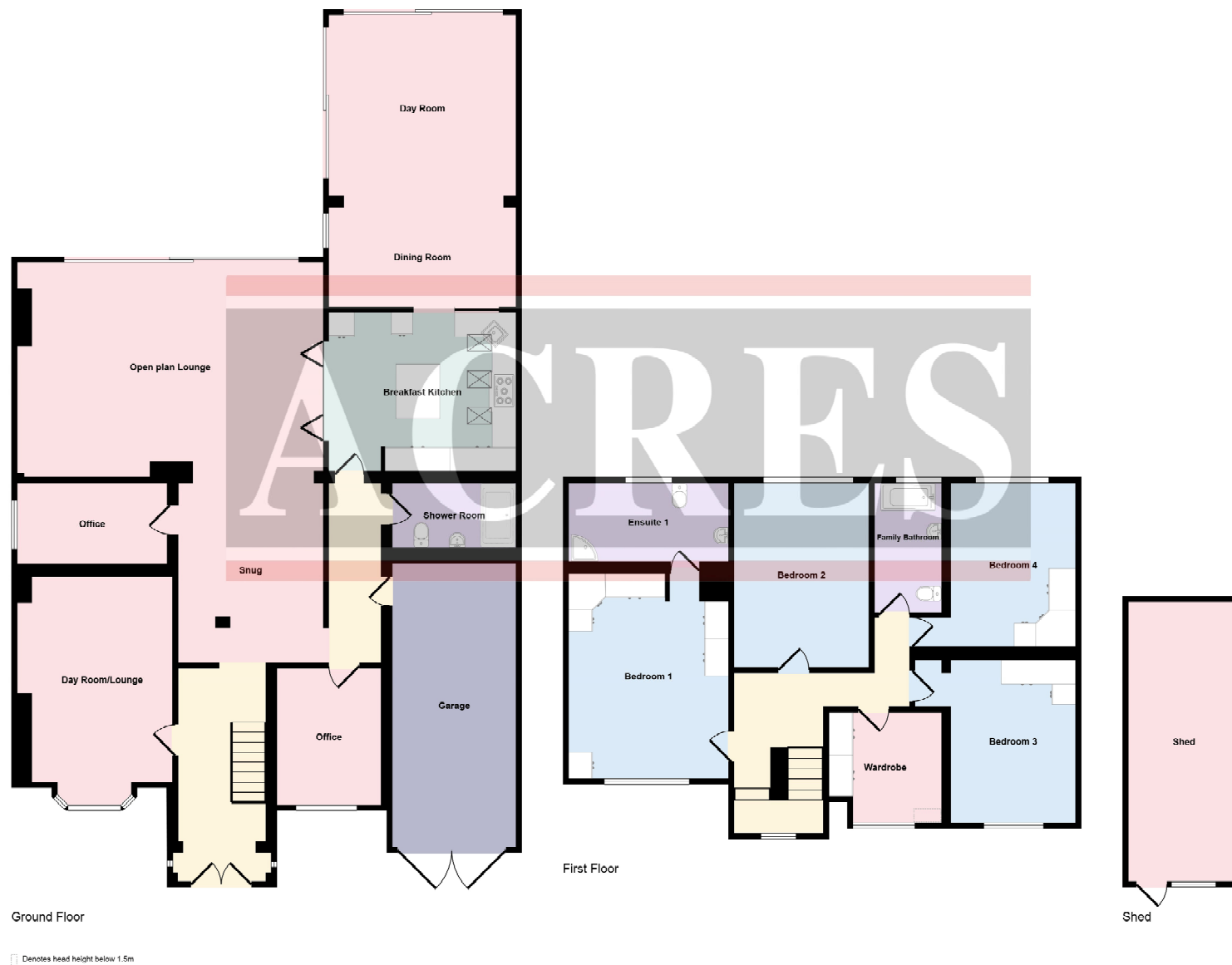
OUTSIDE: Being generously proportioned, offering a good degree of privacy, the garden has been well tended and maintained, having large paved patio area, large lawn with a variety of mature shrubs, bushes and tree's. To the rear of the garden is a separate building offering storage or potential home office/gym being 22'9" x 9'1" and having obscure glazed window to side, obscure double glazed door to side.

GARAGE: 23'8" x 10'5" Double opening garage doors to front, fitted shelving to walls, space and plumbing for washing machine & dryer **(Please check the suitability of this garage for your own vehicle)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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.