



Thornhill Road, Streetly,  
Sutton Coldfield, B74 2ED

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CARR**  
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EXCLUSIVE AND RURAL HOMES

# Thornhill Road, Sutton Coldfield

Located on the popular Thornhill Road, with views to Sutton Park from the front and a large private garden to the rear, this excellent four bedroom detached family home is well presented throughout and offers tremendous potential to extend (subject to planning). Offering spacious accommodation with three reception rooms, modern kitchen, conservatory, four bedrooms and two bathrooms, this property is ideal for growing families.

The property is accessed via a large, gated driveway providing ample parking for several vehicles and having a lawned fore garden. The entrance hall gives access to the modern guest wc and a further door to the open plan lounge/dining room. With a large window to the front, the spacious living room is flooded with light with a feature fire surround with living flame gas fire. Stairs lead off to the first floor and doors lead to the kitchen and sitting room. The delightful sitting room again features a large window taking in views across the rear garden and also offers a door leading out to the patio. A further door leads to the utility room. The modern kitchen features a range of attractive wall and base units with stylish work surfaces and integrated appliances. French doors open into the bright conservatory with doors to the patio. Completing the ground floor is the useful utility room with plumbing for washing machine and space for dryer with doors to the garage and the office/study.

To the first floor, a spacious landing has a large window to the front with glazed door leading to a balcony enjoying views towards Sutton Park. There is also a drop down ladder giving access to the boarded loft space for storage. The master bedroom features fitted wardrobes and a modern en-suite. There are three further double bedrooms all featuring built in storage. The luxurious family bathroom has free standing bath, separate walk-in shower, wall hung wc with hidden cistern and wash hand basin.

Outside, the stunning private rear garden is a great place to relax and entertain. An initial patio area leads to a large and well-maintained lawn with mature borders. To the rear, there are mature trees and hardstanding for a shed. To the front, there is a walled fore garden incorporating an area of lawn with planted borders, gated side access to the rear garden and a generous driveway with electric gates.

















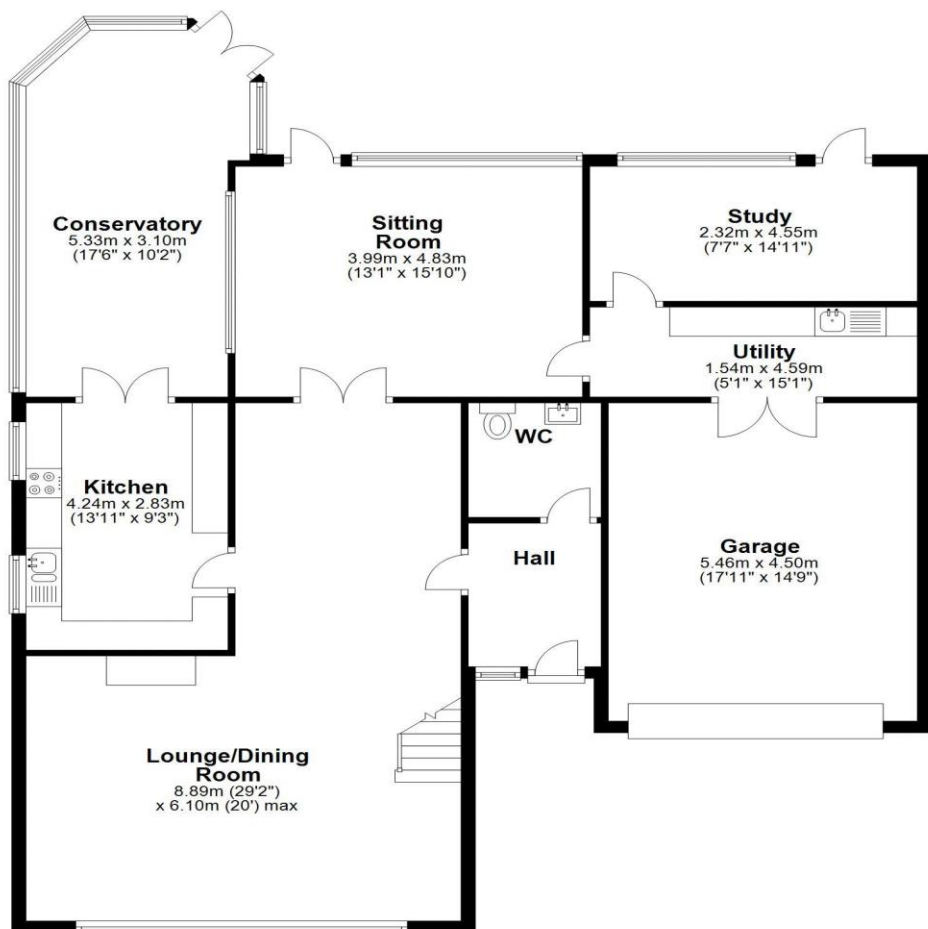
**Additional Information**  
**All mains services connected**

**Council Tax Band**  
**G**



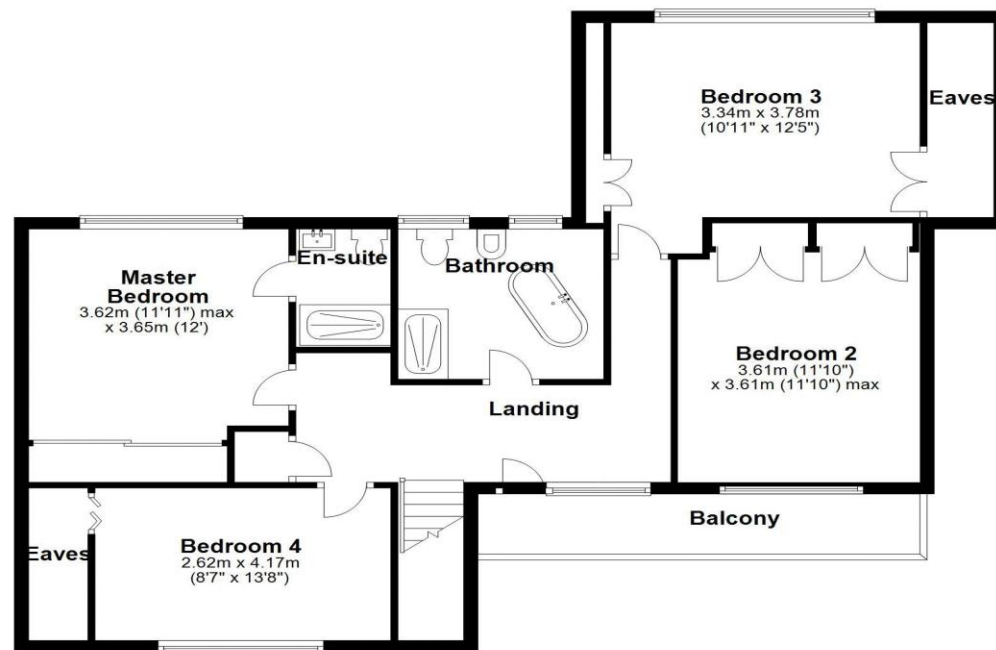
### Ground Floor

Approx. 144.9 sq. metres (1560.0 sq. feet)



### First Floor

Approx. 96.1 sq. metres (1034.1 sq. feet)



Total area: approx. 241.0 sq. metres (2594.0 sq. feet)

This floor plan is given as a general guide and whilst every attempt has been made to ensure its accuracy, the measurements should not be relied upon as fact. Plan produced using PlanUp.

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