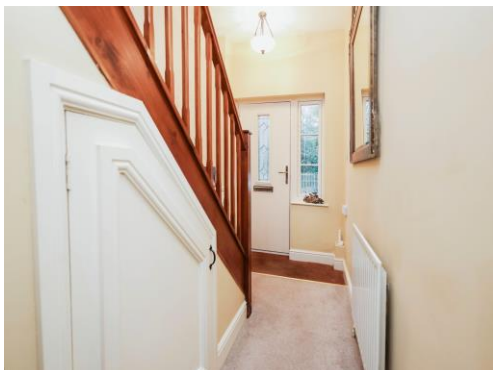




Thornhill Road, Sutton Coldfield

**burchell**  
edwards



## Property Description

An exceptional and beautifully extended semi-detached home, perfectly positioned opposite Sutton Park and within easy reach of local shops, amenities, and the train station. Finished to an impeccable standard throughout, this superb property offers spacious and stylish accommodation. The interior briefly comprises a welcoming canopy porch entrance, a reception hall, a formal dining room, an extended sitting room, and an impressive open-plan family kitchen and entertaining space, complemented by a downstairs cloakroom/WC. The first floor features three generously sized bedrooms and a well-appointed family bathroom. Additional benefits include a double-width driveway, gas central heating, double glazing, and a stunning private rear garden, meticulously landscaped with a striking lush theme.

## Apex Canopy Porch

With double glazed window and front door leading through to:-

## Hallway

Stairs to first, under stairs storage, Central heating radiator and carpeted

## Downstairs W.C.

White suite comprising; W.C , wash hand basin, central heating radiator and double glazed window to side.

## Dining Room

15' 5" into bay x 12' 11" ( 4.70m into bay x 3.94m )  
Double glazed bay window to front, central heating radiator, high ceilings with cornice, exposed floor boarding and feature period style fireplace with inset gas fire.

## Lounge/Sitting Room

18' 6" x 12' 10" ( 5.64m x 3.91m )  
A spacious extended main living area of the home, having as its focal point a period style fireplace with inset gas fire, high ceilings with cornice, exposed floor boarding, central heating radiator, double glazed French doors to patio and garden and open plan access

## Extended Family Kitchen

17' x 11' 5" ( 5.18m x 3.48m )  
An impressive open plan extended family kitchen and entertaining space with a high specification fitted kitchen having a range of wall and base units with Quartz work surfaces over, a range master inset twin bowl sink unit, breakfast bar, wine rack, integrated cooler, integrated Cape microwave, integrated Cape fridge freezer, double electric oven with gas hob and Jeff cooker hood over, integrated larder unit, integrated pull out bin store, this fabulous open plan area also has oak flooring throughout, ceiling spotlighting, period style radiator, two Vellum roof windows to side and double glazed heavy duty bib-folding doors with Georgian bars opening onto patio and garden.

## Bedroom One

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed window to front and central heating radiator with fitted wardrobes

## Bedroom Two

12' x 10' 11" ( 3.66m x 3.33m )

Double glazed window to rear and central heating radiator.

## Bedroom Three

8' 10" x 7' 11" ( 2.69m x 2.41m )

Double glazed window to rear and central heating radiator and ample storage.

## Family Bathroom

Having a white suite comprising; WC, wash hand basin, panelled bath with mixer taps, shower attachments and shower over the bath with shower screen, part wall tiling, wood flooring, ceiling spotlighting, period style towel radiator and double glazed window to front.

## Loft

Loft access from landing, full boarded and sky light to rear

## To The Rear

Having a stone chipped double width driveway to front with plants and shrubs in bedding areas, trees, small flower bed area to side of property with wood store and pathway and gated access leading through to a stunning semi tropical landscaped private garden having paved patio area, greenhouse, shed, brick built potting shed, flower bed area and fish pond.

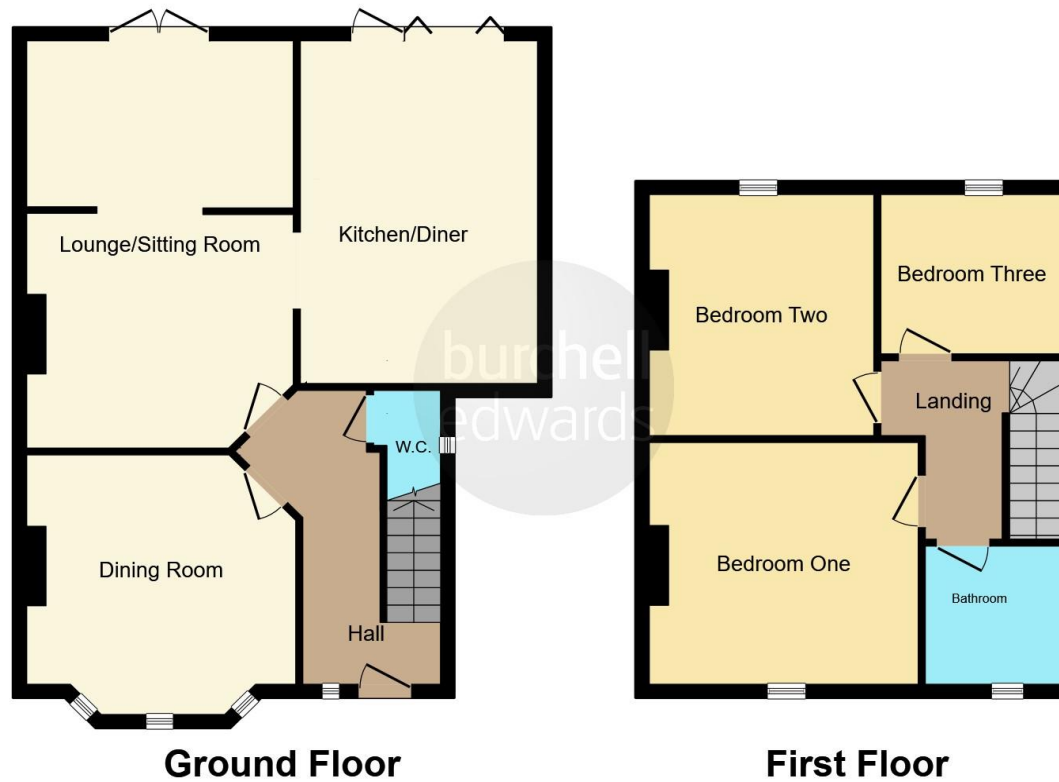
## Detached Annex

Upvc front door, laminate flooring, double glazed window to side and skylight. Rear of room comprises a WC, integrated drawer wash hand basin, shower cubicle with extractor and rear window; to the right is a walk-in wardrobe.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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