



Thornhill Road, Streetly  
Sutton Coldfield, B74 3EH

£500,000

**\*\*\* A TRADITIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOME SET ON THORNHILL ROAD, POSITIONED ON THE BORDER OF STREETLY AND LITTLE ASTON AND DIRECTLY OPPOSITE THE IMPRESSIVE 2,400 ACRE SUTTON PARK \*\*\***

The property is offered for sale with no onward chain and provides well-proportioned accommodation throughout. Internally, a porch leads into a welcoming entrance hall with doors giving access to a separate lounge and dining room. The kitchen benefits from a large pantry and is complemented by a utility room, workshop, store room and a convenient ground floor WC.

To the first floor, a central landing provides access to four bedrooms, all of which feature built-in wardrobes or storage. The family bathroom is fitted with a four-piece suite comprising a separate bath and shower, low flush WC and wash hand basin.

Externally, the property benefits from a block paved driveway providing off-road parking and access to the garage.

The rear garden is of a generous size, with a patio area, a mainly lawned garden, mature shrubbery and fenced boundary surrounds.

Internal viewing is highly recommended to fully appreciate the location, space and potential on offer.

**Tenure: We can confirm the property is Freehold.**

**Council Tax Band: We can confirm the Council Tax Band is D payable to Lichfield Council.**

**Services Connected: Gas/Electric/Water/Drainage.**

**Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464**

**or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)**



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## Accommodation

### Entrance Porch

Entrance Hall 14' 3" x 10' 5" (4.34m x 3.17m)

Lounge 20' 5" x 11' 10" (6.22m x 3.60m)

Dining Room 17' 2" x 12' 10" (5.23m x 3.91m)

Kitchen 12' 5" x 11' 4" (3.78m x 3.45m)

Utility Room 17' 2" x 7' 10" (5.23m x 2.39m)

Workshop 9' 7" x 9' 9" (2.92m x 2.97m)

Store Room 12' 0" x 6' 11" (3.65m x 2.11m)

WC 4' 11" x 2' 9" (1.50m x 0.84m)

Garage 18' 1" x 8' 2" (5.51m x 2.49m)

### First Floor Landing

Bedroom One 17' 3" x 10' 9" (5.25m x 3.27m)

Bedroom Two 16' 5" x 11' 11" (5.00m x 3.63m)

Bedroom Three 10' 8" x 11' 4" (3.25m x 3.45m)

Bedroom Four 12' 0" x 7' 11" (3.65m x 2.41m)

Bathroom 5' 7" x 8' 3" (1.70m x 2.51m)





# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

## Map Location









### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 18th December 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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