

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four bedrooms
- En-suite shower room
- Well appointed family bathroom
- Spacious lounge/dining room
- Extended fitted breakfast kitchen with family area
- Utility & guests WC
- Garage
- Sought after location
- Private rear garden



**THORNHILL PARK, STREETLY, B74 2LN - OFFERS AROUND £680,000**

Nestled in the sought after area of Thornhill Park in Streetly, this imposing detached family home offers generous living accommodation, being thoughtfully extended to suit modern family living. The property is ideally located close to local shops and well regarded schooling, together with transport links to surrounding areas, making it a superb choice in a prime location. The accommodation includes a spacious through lounge/dining room is ideal for entertaining and relaxing and benefits from gas central heating and PVC double glazing (both where specified). Having an extended superb kitchen/diner with living area, complete with contemporary fittings and ample natural light, overlooking the rear garden, being perfect for family gatherings. Briefly comprising entrance hall, lounge/dining area, extended breakfast kitchen with family area, guests WC and utility. To the first floor there are four bedrooms, the master having an en-suite shower room and an additional family bathroom, the property also offers a garage, multi-vehicle driveway and private rear garden.

Set back from the roadway behind a paved driveway with pebbled fore garden, having a variety of shrubs and bushes, access to the property is gained via a multi-locking obscure PVC double glazed front door into:

**RECEPTION HALLWAY:** Useful under stairs storage cupboard, obscure PVC double glazed window to front, stairs off, doors to:

**THROUGH LOUNGE/DINING AREA:** 29'8" x 11'11". PVC double glazed window to front, PVC double glazed windows with French doors to rear, coal effect feature fireplace with marble hearth and surround, two radiators.

**BREAKFAST KITCHEN/DINING AREA:** 23' x 11'1".

Dining Area: PVC double glazed French doors to rear, PVC double glazed Velux window, Karndean flooring, radiator.

Kitchen: PVC double glazed window to rear, Velux skylight, one and a half bowl sink drainer unit set into box edged granite work surfaces, complementary tiled splash backs, there is a range of high gloss fitted units to both base and wall level including drawers, space for American style fridge/freezer, space for Range style cooker, space for dishwasher, central island unit with breakfast bar having space for three stools, modern vertical radiator.

**UTILITY ROOM:** Obscure glazed door to rear, leading to lean to, stainless steel sink unit with fitted base units, space and plumbing for washing machine, space for dryer, tiled flooring, part tiled walls.

**GUESTS WC:** Low level WC, wall hung sink unit, part tiled walls, radiator, wood effect flooring.

**STAIRS TO LANDING:** PVC double glazed window to front, doors to:

**BEDROOM ONE:** 23' max / 15'6" min x 11'11". PVC double glazed window to rear, three double built-in wardrobes, radiator, door to:

**EN-SUITE SHOWER ROOM:** 7'9" x 6'6". Obscure PVC double glazed window to side, walk-in enclosed shower cubicle with glazed shower screen, wash hand basin with vanity unit below, storage/display shelf, low level WC, part tiled walls, tiled floor, chrome ladder style radiator.

**BEDROOM TWO:** 11'4" x 9'3". PVC double glazed window to rear, one double and one single built-in wardrobe, radiator.

**BEDROOM THREE:** 11'4" x 9'3". PVC double glazed window to rear, alcove/space for wardrobes, useful storage cupboard, radiator.

**BEDROOM FOUR:** 11'1" x 7'8". PVC double glazed window to front, wood effect flooring, radiator.

**BATHROOM:** 9'2" max / 5'6" min x 7'9" max / 6'3" min. Obscure PVC double glazed window to front, white suite comprising bath with shower over and glazed shower screen, built-in wash hand basin, low level WC, part tiled walls, tiled floor, chrome radiator.

**GARAGE:** 20'6" max / 13'4" min x 14'6". Obscure glazed folding garage door, door and window to rear (Please check the suitability of this garage for your own vehicle).

**OUTSIDE:** Paved patio area with lawn having borders with 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)

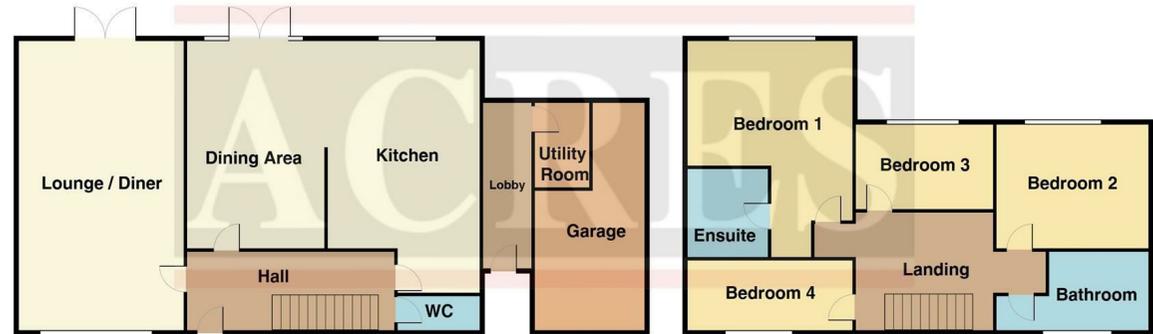
**COUNCIL TAX BAND :** F                      **COUNCIL :** Walsall

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Thornhill Park, Streetly, B74 2LN



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.