

# ACRES

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- Substantial freehold semi-detached
- Four bedrooms
- White bathroom
- Spacious rear lounge
- Separate dining room
- Breakfast kitchen
- Large utility room
- Two rear workshops
- Side garage & substantial rear garden
- Overlooking Sutton Park



**THORNHILL ROAD, STREETLY, B74 3EH - ASKING PRICE £500,000**

Set in the heart of Streetly Village, enjoying a delightful tree-lined aspect overlooking Sutton Park, this substantial and deceptively spacious freehold traditional semi-detached family home offers a rare opportunity to acquire a property in such a prime location. Boasting a generous mature plot, the home is enhanced by PVC double glazing and gas central heating (both where specified), and is ideally positioned for local amenities including nearby bus services.

Step inside via a fully enclosed porch that leads into a welcoming reception hall, setting the tone for the well-proportioned and thoughtfully laid out accommodation throughout. The ground floor features an impressive rear lounge with French doors opening to the garden, a separate front-facing dining room with bay window, a spacious breakfast kitchen complete with pantry, and a large side utility room offering superb practical space.

To the first floor, there are four excellent bedrooms, with the principal room enjoying views over Sutton Park and fitted wardrobes. A well-appointed family bathroom serves all bedrooms and includes a bath, separate shower, and coordinating white suite.

Council Tax Band: D EPC Rating: E Tenure: Freehold

Approach: Set back from the roadway behind a block-paved driveway with parking for multiple vehicles. Access is gained via glazed twin doors to:

FULLY ENCLOSED PORCH: Double glazed window to front, tiled flooring, period-style front entrance door opening to:

RECEPTION HALL: Two double-glazed windows to front and further obscure leaded side window, double radiator, stairs off.

LOUNGE (REAR): 20' x 11'10 max / 10'8 min PVC double-glazed picture window and French doors overlooking and opening to rear garden, coal-effect electric fire set into fireplace with surround, hearth, and mantle. Double and single radiators, decorative ceiling coving and rose.

DINING ROOM (FRONT): 17' max / 14' min x 13' max / 11'8 min PVC double-glazed bay window, coal-effect living flame gas fire within chimney recess, double radiator.

BREAKFAST KITCHEN: 12'5 x 11'4 PVC double-glazed bow window to rear, one-and-a-half bowl stainless steel sink with base units beneath. A range of wall and base units including drawers, complementary rolled-edge work surfaces with tiled splashbacks, integrated stainless steel oven with gas hob and extractor canopy. Recess for dishwasher, space for breakfast table. Walk-in pantry with shelving, obscure side window, and space for fridge/freezer.

LARGE SIDE UTILITY ROOM: 17'1 x 7'8 Doors to rear garden and garage, wall and base units, space for washing machine, tumble dryer, and fridge/freezer, additional storage, tiled floor.

WORKSHOP / POTENTIAL DEN: 9'9 x 9'6 Window to side, fitted workbench with base units.

SECOND WORKSHOP / STORE ROOM: 12' x 7' Window and door to side, double built-in storage cupboard.

SEPARATE WC: Window to rear, low-level white WC, wash hand basin.

FIRST FLOOR LANDING: Obscure double-glazed window to side, radiator.

BEDROOM ONE (FRONT): 17'1 max / 14' min x 12' max / 9'8 min PVC double-glazed bow window with views over Sutton Park, fitted window seat, two double and two single fitted wardrobes, central dressing table and drawer unit, double radiator.

BEDROOM TWO (REAR): 15'10 x 12' max / 9'8 min PVC double-glazed window, fitted wardrobe, decorative iron fireplace with tiled relief, radiator.

BEDROOM THREE (REAR): 11'6 max / 9'6 min x 10'10 max / 8' min PVC double-glazed bay window, single and double fitted wardrobes, radiator.

BEDROOM FOUR (FRONT): 12'1 x 8' Secondary glazed window, double fitted wardrobe, radiator.

BATHROOM: Obscure window to side, matching white suite comprising panelled bath, low-level WC, wash hand basin, enclosed shower cubicle with glazed screen, tiled splashbacks and floor, radiator.

SIDE GARAGE: 18'1 x 8'2 Up-and-over door, internal access to utility room. (Please confirm vehicle suitability independently.)

REAR GARDEN: A wide paved patio area with brick-built barbecue leads to an expansive lawned garden flanked by borders, mature trees and shrubs, and enclosed by timber fencing. An ideal space for outdoor entertaining and family enjoyment.



**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 :** D                      **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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

