

84 THORNHILL ROAD
SUTTON COLDFIELD
B74 3EW


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Being Sold by Aston Knowles Secure Sale – Reservation Fee Applies

A characterful, period detached property offering substantial accommodation and extensive gardens with significant scope for modernisation and improvement.

ACCOMMODATION

Ground Floor

- Porch
- Reception hallway
- Drawing room
- Sitting room
- Dining room
- Kitchen/breakfast room
- Shower room

First Floor

- Main bedroom with en suite bathroom
- Four further bedrooms
- Family bathroom

Outside

- Front garden with parking
- Extensive mature rear garden
- Attached garage
- Separate garage

EPC Rating: F

Approximate gross internal floor area: 266.9 sq m / 2,873 sq ft

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Modern Auction

Being Sold by Aston Knowles Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies

This Property is Being sold by Aston Knowles Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £10,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Team.

Situation

Thornhill Road is a well-regarded residential address within Streetly, ideally positioned for access to Sutton Park, Streetly Village, Mere Green and Sutton Coldfield town centre.

Day-to-day amenities are available within Streetly Village, which offers a selection of local shops, cafés, restaurants and convenience facilities. Mere Green is also within easy reach and provides a wider range of amenities, including M&S Foodhall and Sainsbury's supermarket, together with a popular choice of bars, restaurants and coffee shops. Sutton Coldfield town centre offers further shopping and leisure facilities, including the Gracechurch Shopping Centre, along with a variety of independent and national retailers. One of the principal attractions of the location is its proximity to Sutton Park, one of Europe's largest urban parks, offering approximately 2,400 acres of open parkland, woodland, lakes, walking routes and recreational facilities. The area is well served by a choice of schooling for all age groups, both within the state and independent sectors. Purchasers are advised to make their own enquiries with the local authority regarding school catchment areas. The property is also well placed for regional transport links, with access to the A38, M6, M6 Toll and M42, as well as Birmingham city centre, Birmingham International Airport and the NEC.

Description of Property

84 Thornhill Road, as the first house on Thornhill Road, is a handsome period detached residence offering a rare opportunity to acquire a substantial family home with tremendous scope for renovation, restoration and modernisation. The property retains a number of attractive original features, including high ceilings, deep skirting boards, ceiling coving, decorative corbels, feature fireplaces, bay windows, original internal doors and a particularly striking Minton tiled reception hallway. These period details provide an excellent foundation from which to create a truly impressive family home. There are sash windows throughout the property.

The accommodation extends to approximately 2,873 sq ft and is arranged over two floors. Whilst the property now requires comprehensive modernisation, it offers generous proportions throughout and a flexible layout which lends itself well to reconfiguration, subject to any necessary consents.

The house is approached via the front garden, with the main entrance opening into a porch and then into the reception hallway. The hallway immediately introduces the character of the property, with beautiful decorative tiled flooring, original joinery and period detailing. To the front elevation is a generous drawing room with a bay window, feature fireplace, high ceiling and attractive ceiling detailing. This is a well-proportioned room with excellent natural light and provides a formal reception space of considerable charm.

There are two further reception rooms to the ground floor, both offering flexibility for modern family life. The central dining room provides a useful link through to the kitchen/breakfast room, while the second large reception room is positioned to the side of the property and benefits from French doors opening towards the garden. This room offers excellent versatility and could serve as a sitting room, family room, formal dining room or entertaining space. The kitchen/breakfast room is positioned to the rear of the house and enjoys views over the garden. Fitted with a range of timber-style units and incorporating space for informal dining, the room provides a spacious area for day-to-day living and offers excellent potential to create a contemporary kitchen, dining and family space. A ground floor shower room completes the accommodation on this level.

To the first floor, the landing gives access to five bedrooms. The main bedroom is a generous double room with an en suite bathroom. There are four further bedrooms, one of which is particularly well proportioned, together with a family bathroom.

OUTBUILDINGS, GARDENS AND GROUNDS

To the front, the property is set behind a garden frontage with mature planting. To the side is access to the attached garage, while a further separate garage provides additional storage or parking. The rear garden is mainly laid to lawn with paved areas, mature boundaries and planted borders. The garden offers a pleasant degree of privacy and, with landscaping, could provide an attractive outdoor space for family living and entertaining.

The external areas, like the house itself, offer clear scope for improvement and enhancement, allowing a purchaser to create a home and garden tailored to their own requirements.

Planning

The property also offers exciting potential for further extension and reconfiguration, subject to obtaining all necessary planning permissions and building regulation approvals. Indicative drawings have previously been prepared for a proposed rear and side extension, illustrating how the accommodation could be remodelled to create an enhanced ground floor layout with improved living space, together with a reconfigured first floor providing additional bedroom and bathroom accommodation. These drawings are for illustrative purposes only, but they help demonstrate the considerable scope the property offers for a purchaser wishing to create a substantial family home tailored to modern living requirements.

Distances

- Sutton Coldfield Town Centre 2.4 miles
- Lichfield 7.5 miles
- Birmingham City Centre 8.3 miles
- Birmingham International Airport/NEC 14.5 miles
- M42 Junction 9 9.8 miles
- M6 Toll T5 4.9 miles
- M6 Junction 6 7.6 miles

Distances approximate.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Directions from Aston Knowles

Take the Birmingham Road from Sutton Coldfield town centre towards Four Oaks. At the island at Four Oaks, take the A454 Walsall Road towards Little Aston. At the junction with the B4151, turn left onto Streetly Lane. At the Hardwick Road traffic island, take the first exit onto Thornhill Road, where the property can be found along the road on the righthand side.

Terms

- Tenure: Freehold
- Local authority: Walsall Council
- Council Tax Band: G
- Average area broadband speed: 150 Mbps. 500 Mbps and 900 Mbps also available

Services

We understand that mains water, gas and electricity are connected.

Fixtures and Fittings

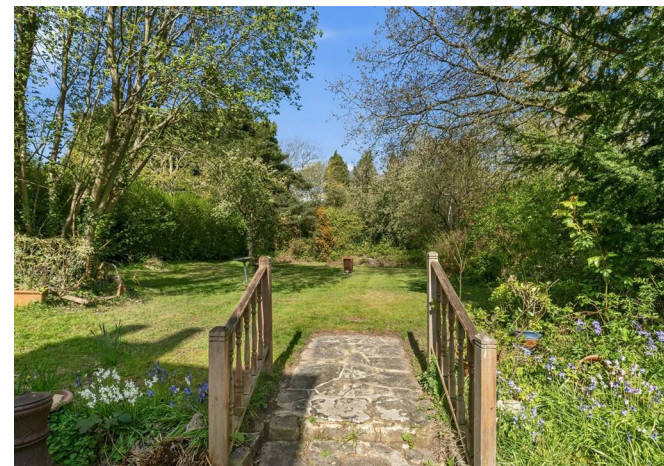
Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Viewings

All viewings of 84 Thornhill Road are strictly by prior appointment with Aston Knowles on 0121 362 7878.

Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that





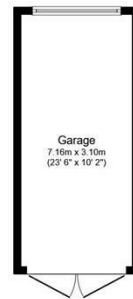
Thornhill Road, Sutton Coldfield, B74 3EW
Approximate Gross Internal Area
266.9 SQ.M. (2,873 SQ.FT.)

any item shown is included in the sale.

- Particulars prepared April 2026
- Photographs taken April 2026

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their 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. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



Garage

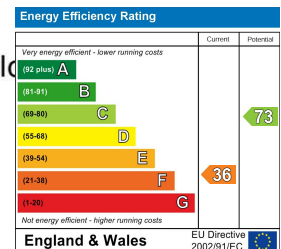
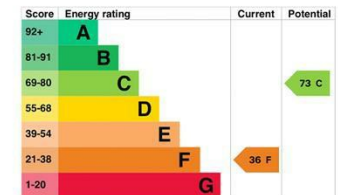


Ground Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



First Floor



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. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com