



Thornhill Road, Streetly  
Sutton Coldfield, B74 2LU

**£275,000**

Welcome to Thornhill Court, a beautifully presented two-bedroom, two bathroom second floor apartment, set within an exclusive and secure gated development. Offered for sale with no onward chain, this spacious and well-maintained property is perfectly suited to first-time buyers, professional couples, downsizers, or investors alike. Ideally positioned directly opposite Sutton Park's stunning 2,400-acre National Nature Reserve, the apartment enjoys a peaceful setting whilst still benefiting from excellent local amenities, shops, restaurants, and convenient transport links all within easy walking distance.

Accessed via a secure communal entrance with lift access to the second floor, the accommodation briefly comprises a welcoming entrance hall with multiple useful storage cupboards, leading through to a bright and generously sized lounge area. The lounge benefits from access to a private balcony, providing an ideal spot to relax and enjoy the surroundings, whilst double doors open into a modern fitted kitchen complete with a range of integrated appliances and ample worktop and storage space. The impressive master bedroom features fitted wardrobes and a contemporary en-suite shower room, creating a comfortable and practical retreat. The second double bedroom also benefits from fitted wardrobes and is served by a stylish main shower room, conveniently accessed from the entrance hall, making it ideal for both residents and guests.

Further benefits include allocated parking, well-maintained communal grounds, double glazing, and gas central heating throughout.

Early viewing is highly recommended to fully appreciate the accommodation and superb location on offer. Viewing strictly by appointment only, contact Paul Carr Streetly today to arrange your viewing.

**Tenure: We can confirm the property is Leasehold**

**Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall 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)**



THORNHILL COURT  
120-128 THORNHILL

## Accommodation

### Entrance Hall

14' 10" (max) x 5' 9" (max) (4.52m x 1.75m)

### Lounge/Dining Room

14' 4" x 16' 3" (4.37m x 4.95m)

### Balcony

### Kitchen

11' 4" x 10' 10" (3.45m x 3.30m)

### Bedroom One

10' 7" x 11' 6" (3.22m x 3.50m)

### En-Suite

8' 9" x 7' 5" (2.66m x 2.26m)

### Bedroom Two

10' 10" x 9' 7" (3.30m x 2.92m)

### Shower Room

9' 5" (max) x 7' 11" (max) (2.87m x 2.41m)

## Lease Information

First Port Management Agents

97 years left on lease

£3,428 per annum combined service charge and ground round rent

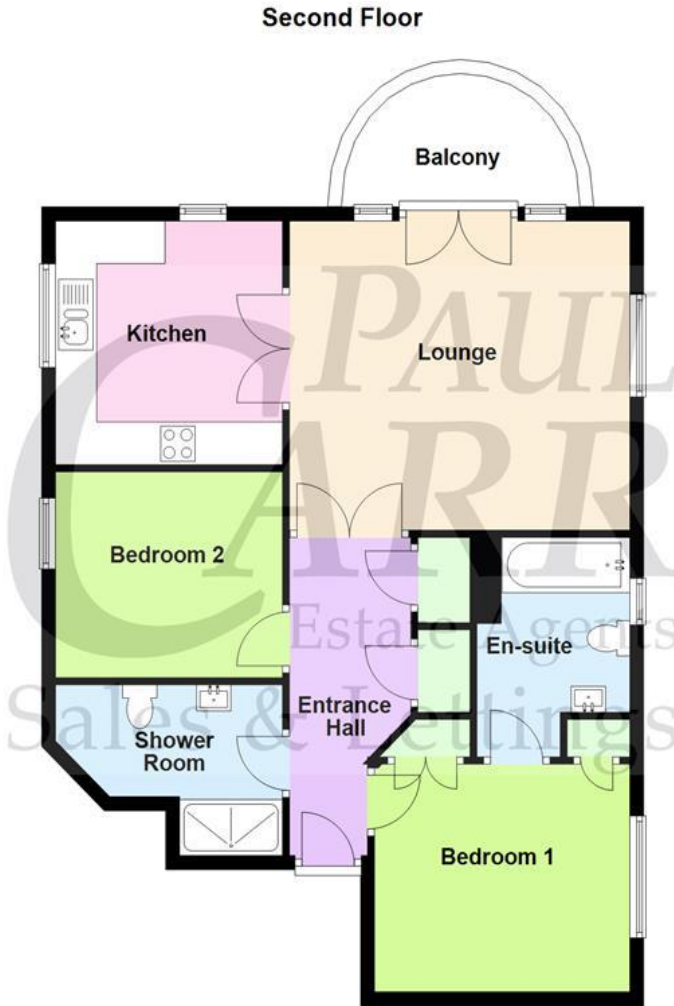
(Figures are provided by the vendor - all buyers should confirm via their solicitor)





# Floor Plan

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

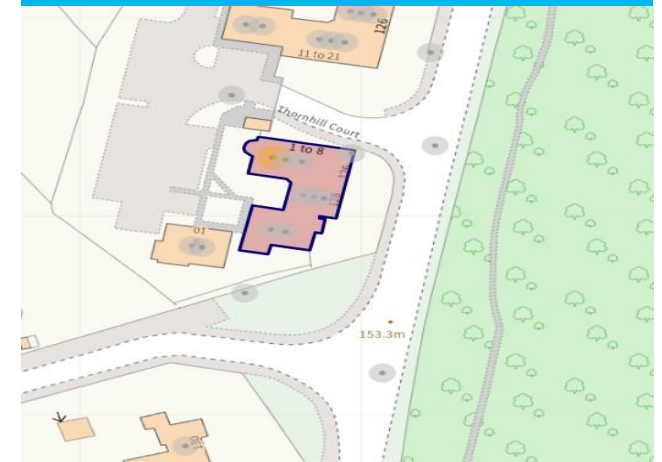


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Plan produced using PlanUp.

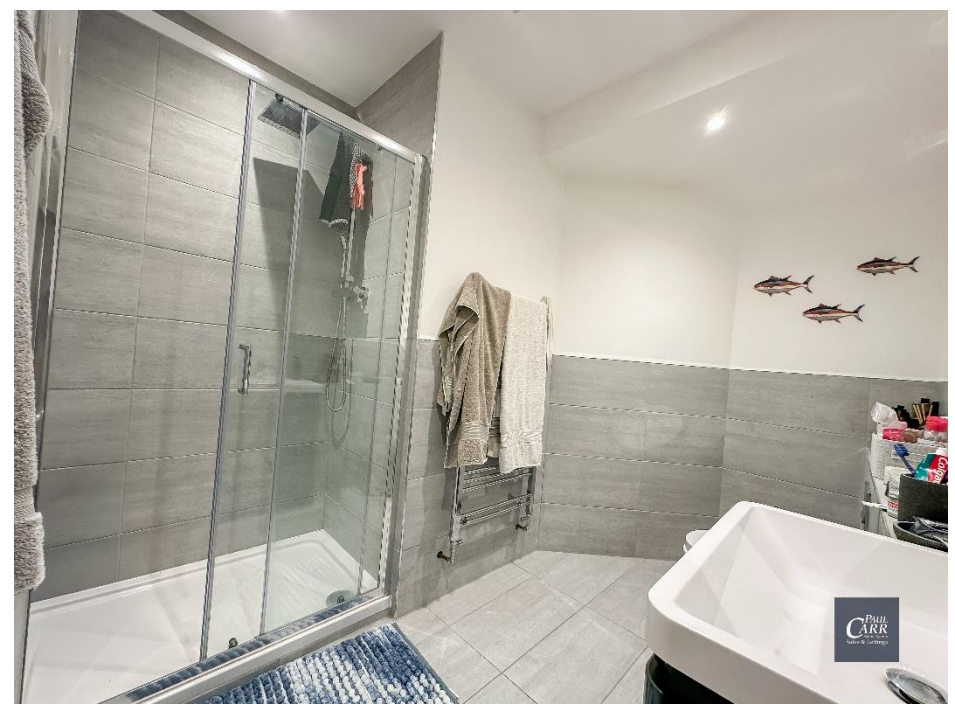
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	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:

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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