



Thornhill Road, Streetly  
Sutton Coldfield, B74 2EH

**£530,000**

Occupying a highly desirable position on Thornhill Road in Streetly, directly opposite Sutton Park's magnificent 2,400-acre National Nature Reserve, this substantial four bedroom detached family home offers spacious accommodation and an exciting opportunity for buyers looking to create a home tailored to their own tastes.

The property requires comprehensive internal refurbishment and modernisation throughout, however it provides an excellent footprint, generous room proportions and considerable potential to become a wonderful long-term family home.

Set behind a large driveway providing off-road parking for multiple vehicles, the property also benefits from access to the garage. Internally, an entrance porch opens into the welcoming hallway, with access to the ground floor accommodation. The generously proportioned lounge has been extended to create an additional dining area or further reception space, providing a versatile setting for family living and entertaining guests. To the rear is a kitchen/breakfast room overlooking the garden, with double doors opening directly onto the patio. A separate utility room, complete with a large storage cupboard, and a convenient ground-floor WC complete the accommodation on this level.

To the first floor, the landing provides access to four well proportioned bedrooms. The spacious principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by the family bathroom.

Externally, the private rear garden features a patio seating area, a lawn and established borders containing a variety of mature trees and shrubbery, offering plenty of potential for landscaping and outdoor entertaining.

Being offered for sale with no onward chain, this spacious detached home represents a rare opportunity to acquire a property in one of Streetly's most sought-after locations and transform it into an impressive family residence.

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

**Council Tax Band: We can confirm the Council Tax Band is F 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)**



## **Accommodation**

### **Entrance Porch**

8' 10" x 6' 6" (2.69m x 1.98m)

### **Entrance Hall**

11' 11" x 8' 3" (3.63m x 2.51m)

### **Lounge**

22' 5" x 19' 7" (max) (6.83m x 5.96m)

### **Dining Area**

11' 11" x 19' 7" (3.63m x 5.96m)

### **Kitchen/Breakfast Room**

15' 10" (max) x 16' 0" (max) (4.82m x 4.87m)

### **Utility Room**

5' 3" x 8' 2" (1.60m x 2.49m)

### **Ground Floor WC**

3' 8" x 7' 6" (1.12m x 2.28m)

### **Garage**

### **First Floor Landing**

#### **Bedroom One**

11' 8" x 19' 4" (3.55m x 5.89m)

#### **En Suite**

7' 7" x 9' 10" (2.31m x 2.99m)

#### **Bedroom Two**

13' 7" x 12' 6" (4.14m x 3.81m)

#### **Bedroom Three**

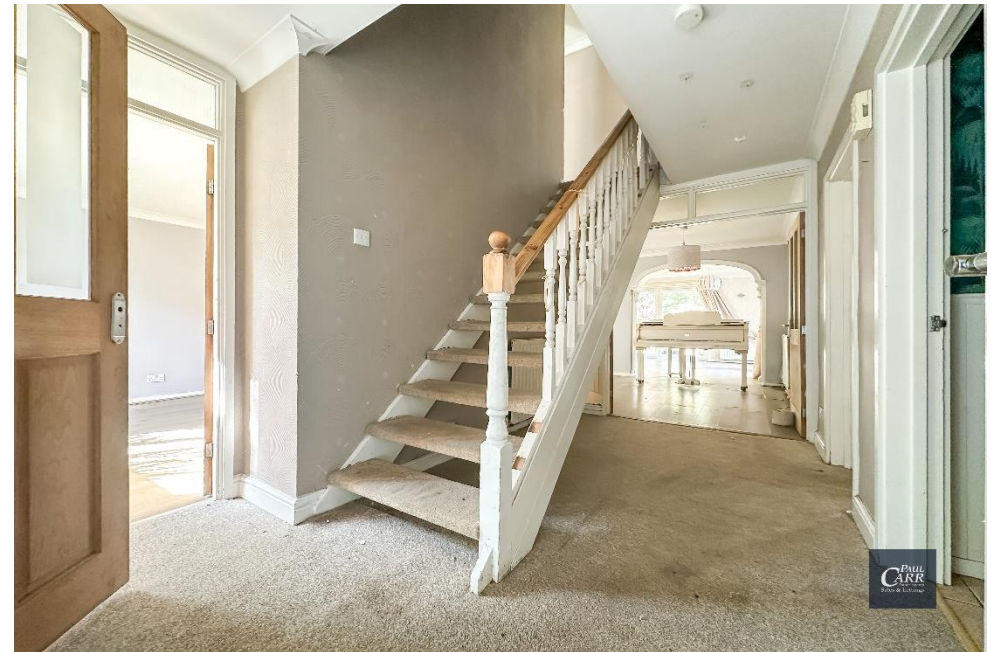
8' 6" x 11' 1" (2.59m x 3.38m)

#### **Bedroom Four**

8' 3" x 7' 0" (2.51m x 2.13m)

### **Family Bathroom**

10' 4" x 7' 5" (3.15m x 2.26m)





# Floor Plan

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

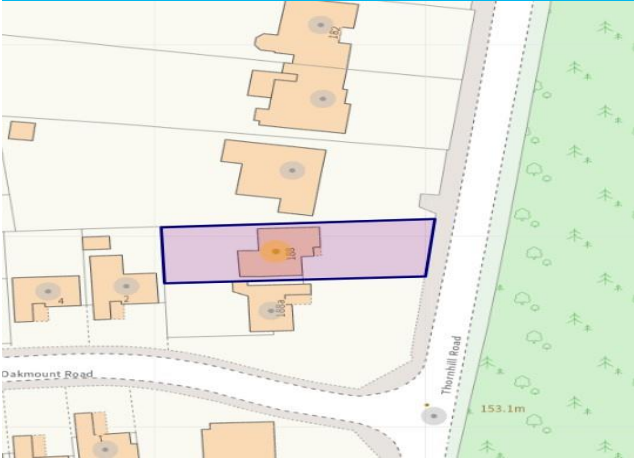


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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 64 D      |
| 39-54 | E             | 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: 5th August 2026

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.