

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088



fouroaks@acres.co.uk



www.acres.co.uk



- ◆ Four good bedrooms, each with wardrobes
- ◆ Large master bedroom with Juliet balcony
- ◆ Well appointed ensuite shower room
- ◆ Feature white bathroom
- ◆ Attractive lounge opening to rear garden room
- ◆ Snug/day room
- ◆ Substantial comprehensively fitted breakfast kitchen/family room
- ◆ Utility room
- ◆ Guest cloakroom/WC
- ◆ Tree lined front aspect overlooking Sutton Park



20 THORNHILL ROAD, STREETLY, B74 3EH

OFFERS AROUND £630,000

This highly deceptively spacious attractive traditional styled freehold semi detached family home offers extended much improved contemporary accommodation. Set just a short stroll from Streetly Village and adjacent to Sutton Park, the property has a generous mature rear garden and tree lined aspect. Complemented by gas central heating and having Pvc double glazing (both where specified) to fully appreciate this spacious family home and its many improvements, we highly recommend internal inspection. Briefly comprising:- fully enclosed porch, reception hall, guest cloakroom/wc, extended lounge combining rear garden/sitting area with bi-fold doors, day room/snug, substantial fitted breakfast kitchen having central island and rear family/breakfast sitting area, utility room. To the first floor there are four bedrooms, each having fitted wardrobes, the master having Juliette styled balcony, well appointed en-suite shower room, additionally there is a feature family bathroom.

Set back from the road behind a three car driveway, access is gained to property via a twin multi locking doors opening to:-

FULLY ENCLOSED PORCH: Half obscure glazed door opens to:-

RECEPTION HALL: Two obscure windows to front, radiator with cover, oak block parquet floor, under stairs storage cupboard.

GUEST CLOAKROOM/WC: Obscure Pvc double glazed window to side, renewed white suite comprising low flushing w.c., wall hung wash hand basin with base unit beneath, ladder style radiator, tiling to walls and floor.

ENLARGED ATTRACTIVE LOUNGE WITH REAR GARDEN SITTING AREA: Double glazed bi-fold doors to rear garden having part vaulted ceiling with two double glazed inset windows opening to the:-

FORMAL LOUNGE AREA: 26'4" x 12' max, 10'2" min having wide living flame gas fire set into chimney breast, two double radiators, tiled floor.

FAMILY/DAY ROOM: 16'9" max, 13'6" min x 13' max, 11'8" min Pvc double glazed bay window to front, double radiator.

SUBSTANTIAL FITTED BREAKFAST KITCHEN: 23' x 14' Double glazed bi-fold doors to rear, space for breakfast table or family sitting area being open planned kitchen having central island unit with one and a half bowl sinks within marble work tops with double base unit beneath, integrated dishwasher, also providing breakfast area with space for stools. There are a comprehensive range of fitted high gloss handleless units to both base and wall level with further matching marble work surfaces with upstands, stainless steel range style cooker having twin ovens and gas hob, extractor canopy over, elevated stainless steel oven with separate microwave, space for American style fridge freezer, large marble styled tiles with under floor heating.

UTILITY ROOM: 10'7" x 6' Obscure double glazed door to side, fitted wall & base units together with rolled edge work tops, recesses for washing machine and dryer, double radiator, tiled floor.

STAIRS TO LANDING: Pvc double glazed obscure window to side.

BEDROOM ONE: 14'6" x 13'6" to wardrobes, plus door recess Double glazed double French doors overlook rear garden having Juliette balcony, there are three double fitted wardrobes, fitted dressing table, double radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, enclosed shower/wet area having glazed splash back, fixed head shower, marble styled tiled floor, twin wash hand basins having base units beneath, low flushing w.c., ladder style radiator, complementary tiled splash backs.

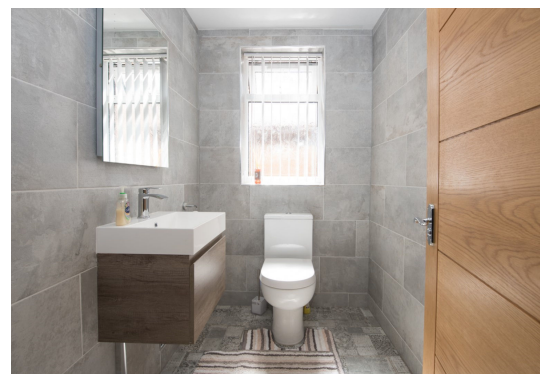
BEDROOM TWO: 17' max, 14' min x 9'10" to wardrobe doors Pvc double glazed bay window to front, radiator with cover, two double fitted wardrobes having storage cupboards above, period style fire surround.

BEDROOM THREE: 16'1" x 11'9" to wardrobe doors Pvc double glazed window to rear, radiator, two double and two single fitted wardrobes having storage cupboards over, period style fire surround.

BEDROOM FOUR: 11'10" x 7'9" Pvc double glazed windows to front and side, radiator, double fitted wardrobe.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising free standing bath, wash hand basin with base unit beneath, low flushing w.c., enclosed separate shower cubicle, tiled splash backs, floor tall radiator.

OUTSIDE: Patio area to a generous lawned rear garden flanked by borders, privet hedging, timber fencing, together with a tree lined rear aspect.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



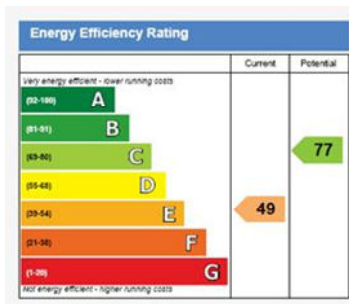
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on Thornhill Road by Streetly Village



Thornhill Road, Streetly



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.