

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four bedrooms, with wardrobes
- ◆ En-suite to master bedroom
- ◆ Shower room
- ◆ Spacious lounge with Inglenook
- ◆ Dining Room
- ◆ Fitted breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Rear conservatory
- ◆ Double garage
- ◆ Close to amenities
- ◆ Views over Sutton Park



**150a THORNHILL ROAD, STREETLY, B74 2EH - OFFERS AROUND £775,000**

This imposing, delightfully well maintained and generous, detached family home is set on the well regarded Thornhill Road, which is adjacent to Sutton Park and has views from the front accordingly. Positioned approximately one mile radius of the delightful Streetly Village the property also has well regarding schooling close by. The property also benefits from a local bus service and access to the Midlands motorway network. Complemented by gas central heating and pvc double glazing (both where specified), there is also the security of an alarm system. The accommodation briefly comprises porch, welcoming entrance hall, guest cloakroom / wc, spacious lounge with Inglenook fireplace, dining room, rear conservatory, fitted breakfast kitchen and double garage. To the first floor there are four good bedrooms, all offering built-in wardrobes with a variety of accompanying units, the master having well appointed en-suite bathroom, furthermore there is a well appointed shower room. Externally the property offers a substantial driveway to fore with front garden and to the rear there is a private, mature and well maintained garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway and front garden with a range of shrubs and bushes, the property is accessed via:

**RECESSED PORCH:** Multi-locking part double glazed door opens to:

**RECEPTION HALLWAY:** Pvc double glazed windows to front, feature under step lighting, radiators, wood style flooring, door to garage.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to side, low flushing wc with matching wash hand basin with wide storage/display ledge, chrome ladder style radiator, wood style flooring.

**SPACIOUS LOUNGE: 21'10" x 15'3" max / 12' min** Pvc double glazed bow window to front, wide Inglenook fireplace with pvc double glazed windows to either side and central inset elevated log effect living flame gas fire, double radiator, double doors to:

**DINING ROOM: 13' x 12'2"** Radiator with cover, wood style flooring, double glazed patio doors open to:

**CONSERVATORY: 10'6" x 10'1"** Pvc double glazed windows to all sides, and pvc double glazed double French doors to garden, tiled floor.

**FITTED BREAKFAST KITCHEN: 20'3" x 9'11"** Wide pvc double glazed windows to rear, one and a half bowl sink unit set into sweeping wood style rolled edge work surfaces, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated oven, fitted gas hob having extractor canopy over, integrated fridge/freezer and dishwasher, tiled splash backs, breakfast bar and space for breakfast table, double radiator.

**STAIRS TO LANDING:** Pvc double glazed window to side, radiator, airing cupboard.

**BEDROOM ONE: 16'10" max x 14'10" wardrobes / 14' min x 13' max / 9'10" min** Pvc double glazed window to rear, two double fitted wardrobes with sliding doors to full width, radiator.

**EN-SUITE BATHROOM: 9'11" x 8'5"** Pvc double glazed obscure window to rear, renewed well appointed white suite comprising freestanding bath with feature feet set into recess with tiled splash backs, vanity wash hand basin with fitted base unit, low flushing wc, tall contemporary radiator further double fitted base unit with storage/display top.

**BEDROOM TWO: 17'3" x 14'1"** Pvc double glazed window to front, double and two single fitted wardrobes having further drawer unit together with additional wall units, radiator.

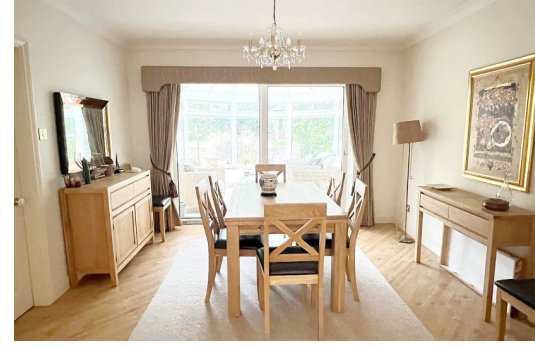
**BEDROOM THREE: 21'3" x 9'1"** Pvc double glazed window to front, double and single fitted wardrobes with further matching dressing table and drawers, radiator.

**BEDROOM FOUR: 17'3" x 9'** Pvc double glazed window to front, double and two single fitted wardrobes with matching dressing table, radiator.

**FAMILY SHOWER ROOM: 9'10" x 6'5"** Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle with tiled splash backs, low flushing wc, wash hand basin with double base unit beneath together with further wall and base units, chrome ladder style radiator, tiled flooring.

**OUTSIDE:** Wide paved patio area, flanked by borders having mature bushes and shrubs, timber shed, and feature timber open garden sitting area.

**DOUBLE GARAGE: 18'4" x 14'** Electric remote controlled door, having electric car charging point, sink unit with base unit beneath, door to reception hall **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

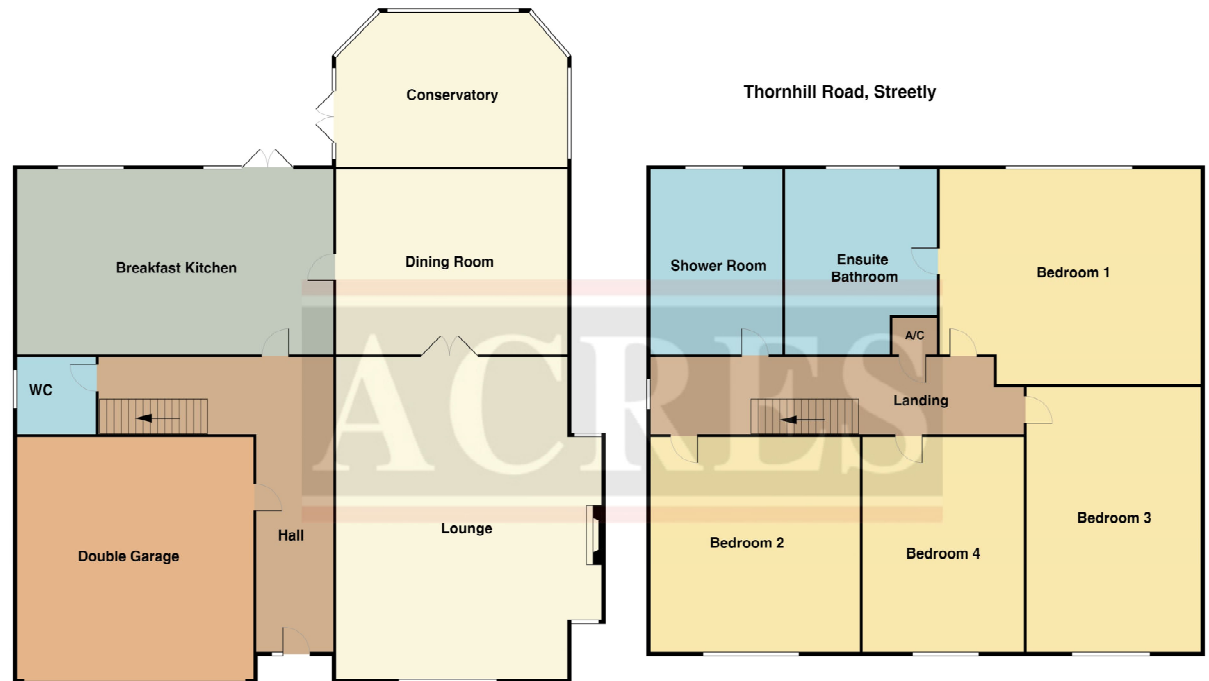
**COUNCIL TAX BAND:** G

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Chester Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.