

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ Four bedrooms, each with wardrobes
- ◆ Well appointed white en-suite shower room
- ◆ Renewed feature white bathroom
- ◆ Attractive spacious through lounge
- ◆ Family/dining room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Guests cloakroom/w.c.
- ◆ Tandem double garage with rear laundry area
- ◆ Mature rear garden
- ◆ Set in a central, sought after location



***104 THORNHILL PARK, STREETLY B74 2LW - OFFERS AROUND £650,000***

This most attractive, imposing, spacious, much improved and well presented freehold, detached family home, is set in a prime, central, sought after location, just a short stroll from Sutton Park. Similarly placed for shopping facilities on the Chester Road, where a local bus service is also available, the property has well regarded schooling within the area. Complemented by gas central heating and having PVC double glazing, (both where specified), to fully appreciate the property on offer, it's true proportions and many improvements, we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, reception hall, guests cloakroom/w.c., attractive through lounge, family/dining room, fitted breakfast kitchen, four bedrooms, the master having fitted wardrobes and concealed, well appointed en-suite shower room, refitted family bathroom, side passageway and tandem double garage with rear laundry area, mature garden.

Set back from the roadway behind a block paved, multi vehicular, in/out driveway, flanked by shrubs and bushes. A PVC double glazed door gives access to:

**FULLY ENCLOSED PORCH:** PVC double glazed window to front, obscure, double glazed door opens to:

**RECEPTION HALL:** Obscure PVC double glazed window to front, double radiator, stairs off.

**GUESTS CLOAKROOM/W.C.:** PVC double glazed obscure window to rear, matching white suite comprising, low flushing w.c., wall hung wash hand basin with tiled splashback, radiator.

**ATTRACTIVE THROUGH LOUNGE:** 17'5" x 12'0" PVC double glazed bow window to front with further double glazed patio doors to rear, three double radiators, Minster styled stone fireplace with hearth and mantle and central electric, pebble style fire.

**FAMILY/DINING ROOM:** 13'7" x 12'0" PVC double glazed window to front radiator, Minster styled stone fireplace with hearth and mantle and central electric fire.

**FITTED BREAKFAST KITCHEN:** 12'0" x 11'10" PVC double glazed window to rear, one and a half bowl sink unit set into feature worksurfaces with tiled splashbacks, there is a range of fitted units to both base and wall level including draws, integrated dishwasher, fitted range style cooker having twin ovens and gas hob, in turn with extractor canopy over, space for breakfast table, radiator, wood laminate flooring.

**SIDE LOBBY:** PVC doors to front and rear, double radiator, storage recess with space for fridge freezer, pantry/storage cupboard.

**RETURN STAIRS TO LANDING:** Tall PVC double glazed window to rear, boarded loft with loft ladder, radiator.

**BEDROOM ONE:** 12'0" max x 10'0" min x 10'2" PVC double glazed window to rear, double radiator, fitted double wardrobe having sliding doors, two further fitted wardrobes with sliding mirrored doors having a central concealed entrance to:

**EN-SUITE:** PVC double glazed window to front, well appointed white suite comprising, large shower cubicle with glazed splashscreen, wall hung wash hand basin with base unit beneath, low flushing w.c., two fitted base units set into recess, chrome ladder style radiator, flush fitted mirror with tiled surround, tiled floor, underfloor heating.

**BEDROOM TWO:** 12'0" max x 10'0" min x 10'1" PVC double glazed window to front, radiator, double and single fitted wardrobes having sliding doors.

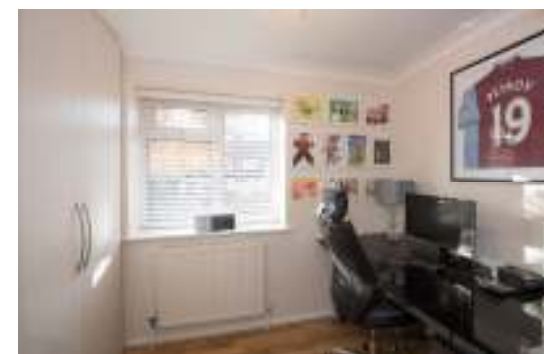
**BEDROOM THREE:** 12'0" max x 10'0" min x 9'0" PVC double glazed window to rear, radiator, double and single fitted wardrobes having sliding doors.

**BEDROOM FOUR:** 8'9" max x 7'6" min x 7'0" PVC double glazed window to front, radiator, double built-in storage cupboard/wardrobe with internal shelving, wood laminate flooring.

**WELL APPOINTED, RENEWED BATHROOM:** PVC double glazed obscure window to side, matching white suite comprising bath having feature wave style tiled splashbacks, wall hung wash hand basin with base unit beneath, low flushing w.c., enclosed separate shower cubicle with glazed splashscreens, further complementary tiling to walls and floor with underfloor heating, chrome ladder style radiator.

**DOUBLE GARAGE:** 30'6" x 9'4" Door to side, rear laundry area having plumbing for washing machine, worktop.

**OUTSIDE:** Paved patio area with outside tap to a lawned rear garden, flanked by borders having mature shrubs, bushes and trees, timber fencing.



**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:** F

**FIXTURES & FITTINGS:** Carpets are included within the sale.

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

**LOCATION:** Set off Thornhill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   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.

