

# ACRES

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- Detached bungalow
- Two bedrooms
- Well appointed shower room
- Lounge
- Dining room
- Conservatory
- Breakfast kitchen & guests wc
- Courtyard & large garden
- Garage
- Sought after location



***THORNHILL PARK, STREETLY, B74 2LQ - GUIDE PRICE £525,000***

This spacious, much improved, freehold, detached bungalow, offers much improved & well presented accommodation, set in a central, sought after location, just a few hundred metres from Sutton Park. Having shopping facilities/amenities close by on the Chester Road and Streetly Village the property also has access to readily available bus services. Complemented by pvc double glazing and gas central heating (both where specified), the accommodation briefly comprises reception hall, guests wc, lounge, dining room, breakfast kitchen, conservatory, two double bedrooms, the master having fitted wardrobes and a well appointed shower room. Externally the property offers a large garden, courtyard and garage, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway with pathway and fore garden the property is accessed via a multi-locking front door into:

**RECEPTION HALL:** Obscure pvc double glazed windows to front and side, radiator, doors to:

**GUESTS WC:** Pvc obscure double glazed window to side, low level wc, wash hand basin, tiled splash backs radiator.

**LOUNGE:** 15'11" x 13'3" Pvc double glazed bay window to front, radiator.

**BREAKFAST KITCHEN:** 17' x 9'10" max / 6'5" min Pvc double glazed window to front, one and a half bowl sink/drainers unit set into box edged work surfaces, there is a range of matching fitted units to both base and wall level including drawers, integrated eye level oven and grill, four ring gas hob with extractor canopy over, integrated dishwasher and fridge, space for breakfast table and chairs, tile effect flooring, radiator, int turn leads to:

**DINING ROOM:** 12'3" x 9'8" Pvc double glazed window to front, pvc double glazed sliding doors to conservatory, space for table and chairs, radiator.

**CONSERVATORY:** 11'5" x 9'8" Pvc double glazed windows and French doors to side, ceiling fan, modern vertical radiator.

**BEDROOM ONE:** 11'8" x 11' Pvc double glazed window and French doors to conservatory, two double built-in wardrobes with sliding doors, radiator.

**BEDROOM TWO:** 11'11" x 8'11" Pvc double glazed window to side, two double fitted wardrobes with sliding mirrored doors, radiator.

**SHOWER ROOM:** 7'10" max / 5'4" min x 6'1" Velux skylight, white suite comprising shower with tiled splash backs and glazed sliding doors, wash hand basin with vanity unit below, low level wc, mirrored wall cabinet with sensor light, tiled shelving, tiled walls, chrome ladder style radiator, loft hatch with ladder leading to a partially boarded, insulated loft space, providing ample storage/potential for conversion (subject to necessary planning permissions/regulations).

**GARAGE:** 17'7" x 8'9" Up and over garage door to front, plumbing for washing machine, space for dryer and fridge/freezer (Please check the suitability of this garage for your own vehicle)

**OUTSIDE FRONT:** Being shielded by a variety of mature shrubs, bushes and trees, patio area, feature pond, offering scope for extension (subject to necessary planning permissions/regulations)

**COURTYARD:** Patio area having shrubs and bushes, timber shed.



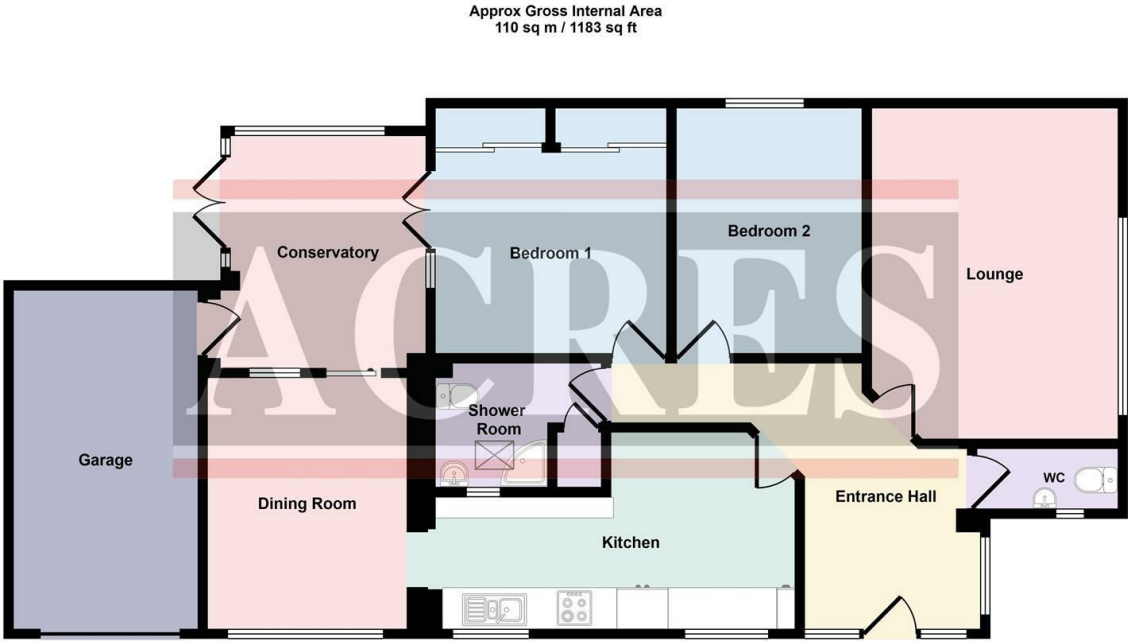
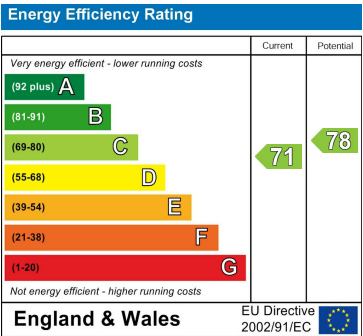




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 323 3088



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

