



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Thornhill Park, Streetly, B74 2LN | £450,000  
Call us today on Sales: 0121 355 0555 Lettings: 0121 321 2999



«Picture7»

### «EpcGraph»

#### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS®**

**A truly exceptional detached bungalow situated on a fantastic corner plot which is highly encouraged to be viewed in order to be fully appreciated. The bungalow has been lovingly maintained throughout and enjoys stunning landscaped grounds and gardens which wrap around the front of the property.**

**Internally the property will require some upgrade but offers exceptional potential and the chance to reconfigure if necessary whilst still occupying a highly desirable position. Internally a spacious entrance hall welcomes you, with a useful guest cloakroom leading off and doors opening into a large lounge with a bay window overlooking the garden. The kitchen is only small but opens into a lovely breakfast/dining room and to the opposite side, an exceptionally large utility/laundry area. Two double bedrooms are located to the rear of the bungalow and offer plenty of space for beds and furniture and a family bathroom completes the accommodation.**

**Outside the garden to the rear is only small but offers a private landscaped garden enjoying a delightful private aspect and ideal space for a table. The property also benefits from a private garage and garden.**

**Thornhill Park is ideally situated for access to the shops and amenities of Streetly village, the grounds of stunning Sutton Park and nearby Four Oaks and Sutton centres with shops, bars, bus and train links.**

**ENTRANCE HALL**

**GUEST WC**

**LOUNGE**

*4.80m (15' 9") x 3.58m (11' 9")*

**BREAKFAST ROOM**

*2.95m (9' 8") x 2.62m (8' 7")*

**KITCHEN**

*2.44m (8' 0") x 1.96m (6' 5")*

**BEDROOM ONE**

*3.58m (11' 9") x 2.74m (9' 0")*

**BEDROOM TWO**

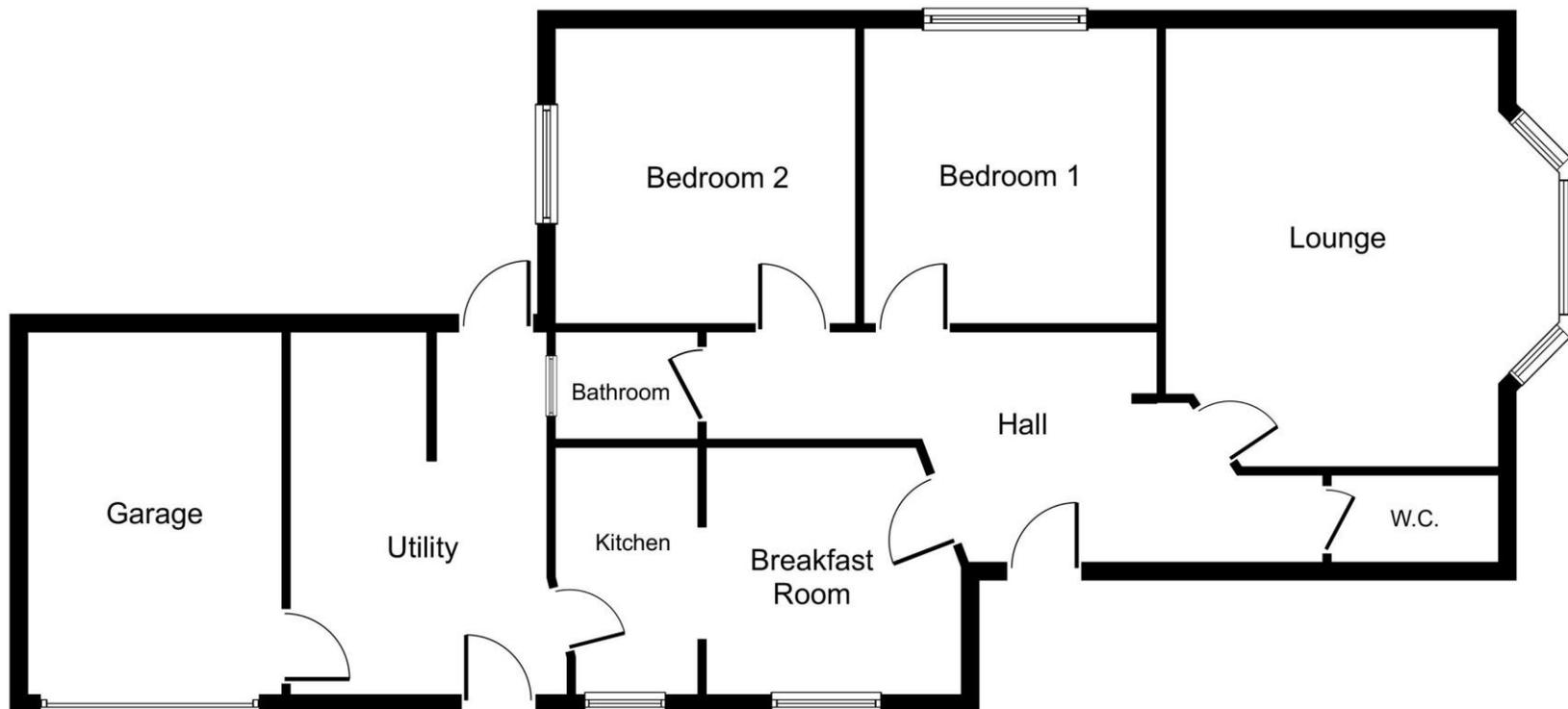
*3.63m (11' 11") x 3.58m (11' 9")*

**BATHROOM**

**GARAGE**

*3.10m (10' 2") x 2.95m (9' 8")*

**REAR GARDEN**



### Thornhill Park

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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