

2 THORNHILL PARK
SUTTON COLDFIELD
B74 2LG


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exceptional contemporary home, beautifully designed with bespoke interiors, luxury finishes and seamless living across three immaculate floors.

Accommodation

Ground floor:

- Underfloor heating and Karndean flooring set in Herringbone pattern, throughout ground floor
- Reception Hall
- Study
- Guest WC
- Snug
- Drawing and dining room with two Sky Lights and full bi-fold doors opening onto the rear garden patio
- Kitchen/ Breakfast / Living room with premium Porcelanosa tiles, a show kitchen having a large sky lantern, central Island with an integrated Siemens induction hob and motorised extractor fan. Additionally, the kitchen area benefits from fully integrated Siemens appliances, which include a steam oven, a conventional oven, a microwave oven, separate fridge freezer, and a bean to cup coffee machine with full bi-fold doors opening onto the rear garden patio allowing for alfresco dining.
- A separate utility and spice kitchen with access to garage and rear garden
- Staircase to First floor

First Floor:

- Generous first floor landing
- Principal Bedroom with large box window overlooking the front of the home, spacious built-in wardrobe, and ensuite shower room
- Bedroom number two is generously sized with spacious built-in wardrobes and an ensuite shower room with skylight
- Bedrooms number three, four, and five with built-in wardrobe overlooking the front of the property
- Large family bathroom with separate shower
- Games room / Library (with built-in wardrobe) overlooking the rear garden
- Staircase to second floor

Second Floor:

- Second floor landing with Skylight
- Bedrooms number six and seven each having a skylight and overlooking the rear garden
- Shower room

Gardens and Grounds:

- Pre-installed connections in place for the installation of electric gates
- Automatic remote controlled garage door
- Garage with full commercial style ATAG performance boiler
- Newly block paved and tarmac driveway
- Attractive façade
- Stone paved rear garden

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

This wonderful family home is situated in a very sought after residential location opposite Sutton Park, a 2,400 acre National Nature Reserve, one of Europe's biggest urban parks, offering great scope for walking, playing golf and a variety of other outdoor pursuits. Nearby local amenities, top schools and excellent transport links make it a prime location for families and commuters alike.

Description of property

This beautifully designed and impeccably presented modern residence offers spacious, light-filled interiors enhanced by high-specification finishes throughout. Set over three expansive floors, this large seven-bedroom family home is a masterclass in contemporary elegance, functionality and craftsmanship, perfect for modern family living and sophisticated entertaining.

Step in to a world of elegance where the ground floor flows seamlessly throughout with heated premium Karndean flooring, beautifully set in a herringbone design. The welcoming reception hall leads to a private study, ideal for a home office, while a stylish guest WC caters to visiting guests. The snug offers a cosy retreat, ideal for relaxed evenings and contrasts beautifully with the spacious drawing room, a true statement space. The formal dining area provides an intimate space for entertaining, centred around a modern electric fireplace that adds warmth and ambience. Here, two dramatic Sky Lights alongside full width bi-folding doors invite natural light to pour in and offers a perfect transition to the stone pave garden patio, offering seamless indoor-outdoor living.

At the heart of the home lies a breath taking open plan kitchen, breakfast and living area. Here, the premium Porcelonsa tiles and a large Sky Lantern enhances the sense of luxury, space and light. The show kitchen is a culinary enthusiast's dream, featuring a central island and a fully integrated Siemens induction hob with a motorised extractor fan. There is a full suite of integrated Siemens appliances, including a steam oven, two conventional ovens, fridge, freezer, and a bean to cup coffee machine. With full width bi-folding doors opening onto the rear patio, it's an entertainer's paradise for alfresco dining, overlooking lush woodlands.

A Utility Kitchen / Spice Kitchen offers families everyday practicality alongside direct access to the garage and the garden.

A bespoke staircase leads to the upper floors. The first-floor offers a generous landing leading to five well-appointed bedrooms. The principal master suite is a luxurious retreat with a large bay window, bespoke wardrobes and a stylish en-suite.

Bedroom two is a serene sanctuary and is equally impressive. It features bespoke wardrobes, an en-suite shower room, complete with a skylight for natural illumination.

Bedrooms three, four and five are generously sized and offer flexibility for family, guests or hobbies. They all feature bespoke built-in wardrobes and lovely views.

The Games Room / Library offers a fun space for all and enjoys a peaceful outlook over the rear garden. It also features a bespoke built-in cupboard for additional storage.

A spectacular family bathroom includes a bath and separate shower, offering flexibility for growing families or guests.

Another bespoke staircase rises to the second floor.

The second floor landing, brightened by a large skylight, leads to bedrooms six and seven. Both rooms equally enjoy rear-facing garden views and roof skylights that enhance the loft-style spacious setting. A contemporary shower room completes the top floor, ideal for guests or older children seeking a private retreat.

Gardens & Grounds

The property is approached via a newly paved and tarmac driveway, with connections already in place for the future installation of electric gates, ensuring both convenience and security. The automatic remote-controlled garage door leads to a generous garage space, home to a commercial-grade ATAG performance boiler, offering both efficiency and power. The rear garden is a private haven and an ideal setting for children and outdoor entertaining, with stone-paved patio, a large manicured lawn, ornamental Japanese maple and mature trees, providing all year round interest and privacy.

A storage shed is discreetly positioned for practical use without compromising on aesthetic appeal.

The immaculate façade of the home completes this exceptional package, making this property a rare offering that blends luxury, practicality, and architectural excellence.

Distances

- Sutton Coldfield – 2 Miles
- Lichfield – 8 Miles
- Birmingham – 7 Miles
- Birmingham International/NEC – 12.5 Miles
- M6 – 5.5 Miles
- M6 Toll – 7 Miles
- M42 – 10 Miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Directions from Aston Knowles

Head north on High Street (towards the main road, likely heading toward Chester Road / A452). Turn onto Chester Road / A452, heading toward Streetly / Little Aston. Continue on A452. Turn off A452 onto Thornhill Road (B4138) (look for signs for Streetly / Thornhill). From Thornhill Road, turn into Thornhill Park (a residential road off Thornhill Road). Continue along Thornhill Park until you reach the property.

Terms

Tenure: Freehold

Local authority: Walsall Council 01922 650000

Tax band: F

Average area Broadband speed: 500 Mbs available

Services

We understand that mains drainage, water, & electricity are connected.

Fixtures & Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement

Viewings

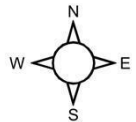
All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Disclaimer etc

Important notice



Thornhill Park, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2795 Sq Ft/260 Sq M
Garage = 120 Sq Ft/11 Sq M
Total = 2915 Sq Ft/271 Sq M

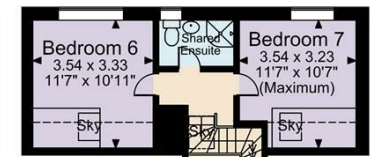
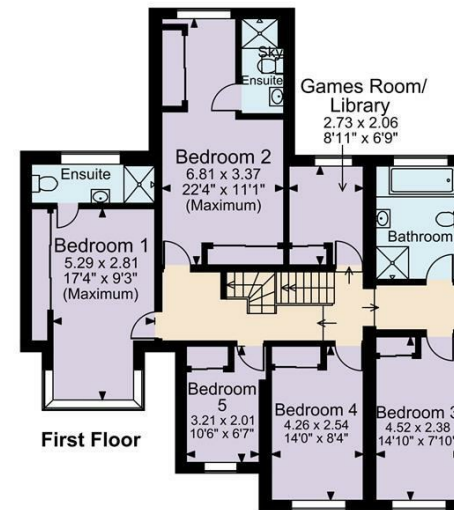
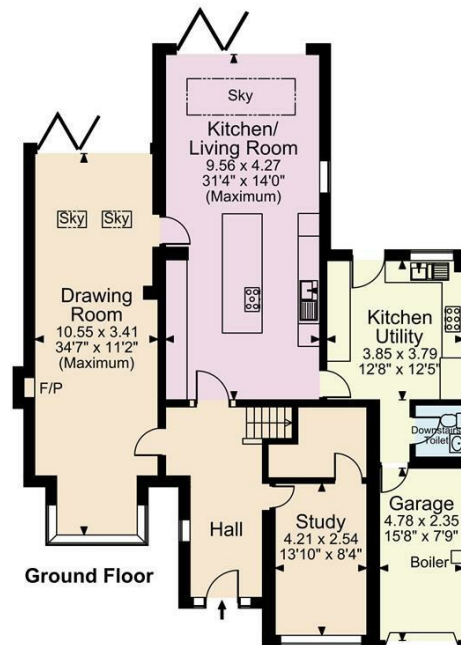


Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the price.

Photographs taken September 2025
 Particulars prepared September 2025

Buyer Identity Verification Fee:

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.



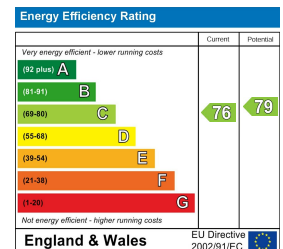
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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