58 THORNHILL PARK
STREETLY
B74 2LN

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A lovely detached family home found in an enviable cul de sac location.

The accommodation is thoughtfully arranged over two floors and with scope for further development subject to planning, entry is via a welcoming entrance hall with access to a guest cloakroom, study and principal reception areas. The ground floor is centred around a versatile open-plan kitchen, breakfast room and snug, complemented by a bright conservatory, substantial reception room, separate lounge and generous utility room, with a staircase rising to the first floor.

The first floor provides five bedrooms, including a well-appointed principal bedroom with built-in wardrobes and a private en-suite shower room, together with a further bedroom enjoying built-in wardrobes and views over the rear gardens. Three additional bedrooms offer excellent flexibility for family, guests or home working, while a family bathroom and useful airing cupboard/storage complete the accommodation.

Externally, the property is approached via a tarmac driveway providing access to the integral garage, with established hedging, shrubbery and an attractive collection of planted pots adding to the property's kerb appeal. To the rear, a generous paved stone patio extends around the conservatory and along the rear elevation, creating an excellent setting for outdoor entertaining, beyond which lies a substantial lawn enclosed by mature greenery and fencing. Low brick retaining walls and steps add definition and character to the garden.

EPC Rating: C
Approximate gross internal area including garage: 2,060 Sq. Ft or 191 Sq. Meters

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

Situated in a well-regarded residential address within Streetly, ideally positioned for access to Sutton Park, Streetly Village, Mere Green and Sutton Coldfield town centre. Day-to-day amenities are available within Streetly Village, which offers a selection of local shops, cafés, restaurants and convenience facilities. Mere Green is also within easy reach and provides a wider range of amenities, including M&S Foodhall and Sainsbury's supermarket, together with a popular choice of bars, restaurants and coffee shops. Sutton Coldfield town centre offers further shopping and leisure facilities, including the Gracechurch Shopping Centre, along with a variety of independent and national retailers. One of the principal attractions of the location is its proximity to Sutton Park, one of Europe's largest urban parks, offering approximately 2,400 acres of open parkland, woodland, lakes, walking routes and recreational facilities. The area is well served by a choice of schooling for all age groups, both within the state and independent sectors. Purchasers are advised to make their own enquiries with the local authority regarding school catchment areas. The property is also well placed for regional transport links, with access to the A38, M6, M6 Toll and M42, as well as Birmingham city centre, Birmingham International Airport and the NEC.

Description of Property

Occupying an impressive footprint of approximately 2,060 sq ft, including the integral garage, this substantial five-bedroom home offers an exceptional combination of space, versatility and considered family accommodation arranged over two floors. The property is approached via a welcoming entrance hall with beautiful parquet flooring, distinguished by an attractive bow/bay-style window and providing access to the principal reception spaces, kitchen and ground-floor cloakroom.

At the heart of the home is a particularly versatile open-plan kitchen, breakfast room and snug, thoughtfully arranged with a fitted kitchen and central island, and enjoying a seamless connection with the conservatory beyond. Double doors open into the bright, glazed conservatory, while further doors lead through to the principal reception room, creating an adaptable arrangement ideally suited to both everyday family life and entertaining. The impressive principal reception room is generously proportioned, with excellent proportions and double doors opening directly onto the garden, whilst a separate formal lounge, again enhanced by an attractive bow/bay-style window, provides a more intimate setting for relaxation. A dedicated study and generous utility room further enhance the practicality of the ground floor, the latter benefiting from a sink and double doors providing direct access outside. An integral garage completes the ground-floor accommodation.

The first floor reveals an equally impressive arrangement of five bedrooms, a particularly notable feature of the property. The principal bedroom is generously proportioned and benefits from a range of built-in wardrobes together with its own private en-suite shower room. A further excellent-sized double bedroom also enjoys built-in wardrobes, whilst two additional well-proportioned bedrooms offer considerable flexibility for family, guests or home working. The fifth bedroom provides a versatile additional space, ideally suited to a child's bedroom, guest accommodation or study. Serving the remaining bedrooms is a well-appointed family bathroom with bath, wash hand basin and WC, whilst a spacious central landing, illuminated by a window, provides an elegant sense of separation between the bedroom accommodation and ground floor. Externally, the property presents an attractive and well-maintained frontage, approached via a driveway providing off-road parking and access to the integral garage. The rendered and tile-hung elevations, handsome roofline and distinctive projecting bay windows create an appealing and individual appearance, complemented by mature planting and an abundance of colourful potted flowers.

To the rear, the garden provides a delightful extension of the living accommodation, with a substantial paved patio wrapping around the conservatory and creating an excellent setting for outdoor dining and entertaining. Beyond lies a generous lawn, enclosed by mature greenery and established boundaries, with a timber shed providing useful additional storage. The conservatory and multiple sets of glazed doors allow the garden to be enjoyed from several areas of the house, reinforcing the property's particularly appealing relationship between its indoor and outdoor spaces.

In all, this is a substantial and highly versatile five-bedroom residence, offering generous reception accommodation, a superb open-plan kitchen and snug, conservatory, study, utility, integral garage and attractive gardens — a combination that makes the property exceptionally well suited to modern family living.

Distances

- Sutton Coldfield Town Centre 1.9 miles
- Lichfield Town Centre: 6.9 miles
- Birmingham City Centre: 7.7 miles
- Birmingham International Airport/NEC: 13.9 miles
- M42 Junction: 9: 9.3 miles
- M6 Toll T5: 4.3 miles
- M6 Junction 6: 7.0 miles

Distances approximate.

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Directions from Aston Knowles

From Aston Knowles, proceed along the High Street and continue onto the A5127 towards Streetly. Continue onto Chester Road (A452), following signs for Streetly, before turning onto Thornhill Road. Continue along Thornhill Road and turn into Thornhill Park.

Terms

- Tenure: Freehold
- Local authority: Walsall Council
- Council Tax Band: F
- Average area broadband speed: 150 Mbps. 500 Mbs and 900 Mbs also available

Services

We understand that mains water, gas and electricity are connected.

Fixtures and 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 Aston Knowles on 0121 362 7878.









Disclaimer

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 sale.

- Photographs taken: August 2026
- Particulars prepared: September 2026

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.

ASTON KNOWLES

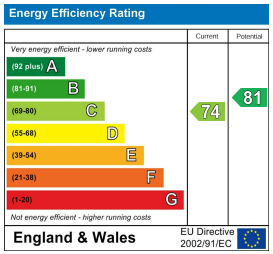
Thornhill Park, Sutton Coldfield, B74 2LN

Approximate Gross Internal Area

Total (Including Garage) = 2060 SQ FT / 191 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.



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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com