

20 TUDOR HILL  
SUTTON COLDFIELD  
B73 6BH

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

### Accommodation

#### Ground Floor:

##### Entrance

- Modern newly renovated Kitchen with some integrated appliances
- Newly renovated Shower Room with chrome towel warmer
- Staircase to first floor with window

#### First Floor:

- Living/ Dining area/ Bedroom with six skylights
- Storage Closet
- WC

#### Gardens and Grounds:

- Gated tarmac driveway
- Mature trees and lawned areas
- Rear gardens that belong to the main house have mature trees and a large lawn

EPC rating: C

Approximate total floor area: 481 Sq. Ft or 44.7 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 prestigious and sought-after area, offering a blend of serene residential living with convenient access to a variety of amenities. The locality is known for its leafy streets and proximity to green spaces, including the notable Sutton Park. This extensive park provides a multitude of leisure opportunities such as walking, jogging, cycling, and various outdoor sports. Additionally, the park features several playgrounds, picnic areas, and nature trails, making it a perfect spot for family outings and relaxation. Sutton Coldfield town centre, just a short distance away, hosts the Gracechurch Shopping Centre, which offers a wide range of high-street retailers, boutique shops, cafes, and restaurants. Mere Green, another nearby shopping area, provides further options with its selection of independent stores, supermarkets, and eateries.

The area is also renowned for its excellent educational facilities. Among the top schools are Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Plantsbrook School and Moor Hall Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Coldfield railway station provides frequent services to Birmingham New Street. Road connections are excellent, with the nearby M6 and M42 motorways facilitating travel across the Midlands and beyond. For international travel, Birmingham Airport is within a reasonable driving distance.

### Description of Property

This sleek, newly renovated annexe offers a smart and stylish living space, perfectly suited to a professional seeking privacy, comfort, and a refined lifestyle setting.

The ground floor welcomes you into a modern, high-spec kitchen, finished to a contemporary standard and equipped with select integrated appliances—ideal for effortless everyday living., completing this level is a newly renovated shower room, featuring a crisp, modern finish and a chrome heated towel rail, alongside a staircase bathed in natural light from a

side window.

The first floor opens into a striking open-plan living, dining, and sleeping space, flooded with daylight from six skylights that create a bright, airy atmosphere—perfect for both productivity and relaxation. Cleverly designed storage and a separate WC add to the functionality of this thoughtfully laid-out space.

Externally, the property benefits from a gated tarmac driveway, providing secure off-road parking, while the surrounding mature trees and lawned areas offer a tranquil, green backdrop. The rear gardens, belonging to the main house, extend the sense of space and privacy with expansive lawns and established greenery.

This annexe delivers a stylish, low-maintenance retreat with a contemporary edge—ideal for a professional looking for a peaceful yet polished place to call home.

### Distances

- Sutton Park - 0.1 miles
- Mere Green - 1.8 miles
- Sutton Coldfield Train Station - 0.2 miles
- Four Oaks Train Station - 1.0 miles
- Sutton Coldfield - 0.6 miles
- Lichfield - 8.8 miles
- Birmingham - 7.3 miles
- M6 Toll - 7.8 miles
- M6 - 9.1 miles
- Birmingham International/NEC - 11.7 miles

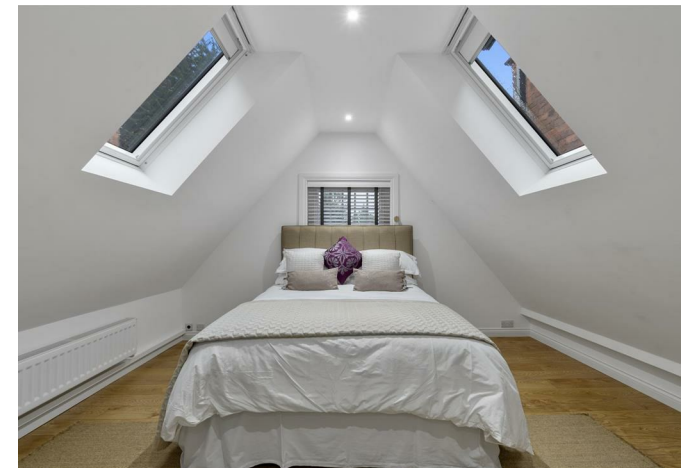
(Distances approximate)

### Directions from Aston Knowles

From the agents' office at 8 High Street, turn right onto High St/A5127, turn left onto King Edward Square, slight right onto Upper Clifton, at the roundabout take the 3rd exit onto Park Rd, turn right onto Tudor Hill.

### Terms

- Local Authority: Birmingham City Council
- Tax Band: G
- Average area Broadband speed: 150 Mbps, 500 Mbs full fibre also available







## The Annex Tudor Crest, Sutton Coldfield, B73 6BH

### Services

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

### Fixtures and Fittings

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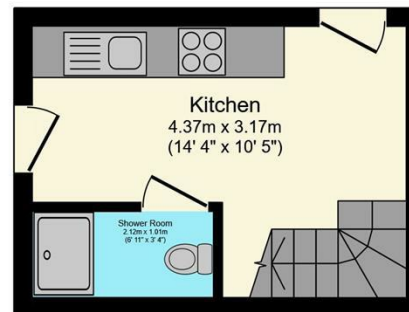
### Viewings

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

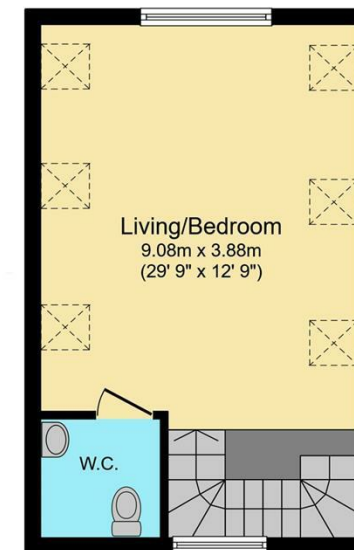
### Disclaimer

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.

Photographs taken: December 2025  
Particulars prepared: December 2025



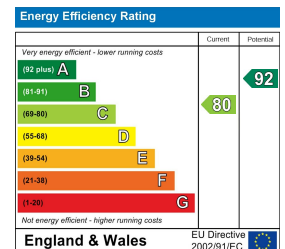
**Ground Floor**  
Floor area 13.9 sq.m. (149 sq.ft.)



**First Floor**  
Floor area 30.8 sq.m. (332 sq.ft.)

**Total floor area: 44.7 sq.m. (481 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**8 High Street, Sutton Coldfield, B72 1XA**

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