



**Tudor Road,**  
Sutton Coldfield, B73 6BA  
**£475,000**



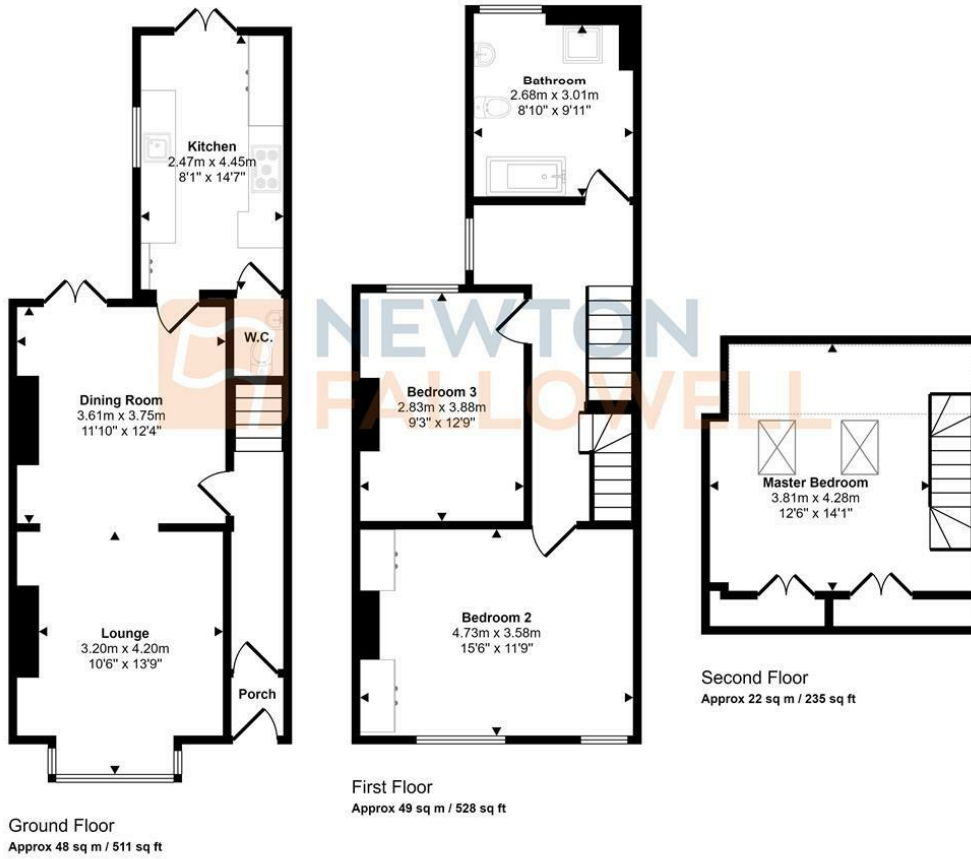
Newton Fallowell welcomes you to this traditional property situated in a highly sought after location within Sutton Coldfield, Birmingham. Set in a prestigious location, this terraced home boasts period features throughout. Entrance to the property is gained via front door to the hallway. On the ground floor of the property has a formal lounge to the front and dining room to the rear with a recently renovated fitted kitchen and guest W/C. The first floor consists of two large bedrooms and a family bathroom. There is also a staircase from the first floor to the loft space which is currently used as a third bedroom. To the rear of the property is a superb private maintained garden. Situated in a highly sought after location within easy reach of local schools this property also has access to transport links into Sutton Coldfield and Birmingham.

This period terraced property is one not to be missed. Check out the virtual tour online and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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Approx Gross Internal Area  
116 sq m / 1274 sq ft



Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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