

# PAMELA BYRNE

PERSONAL ESTATE AGENT

T: 07588 636 473

E: [pamela.byrne@exp.uk.com](mailto:pamela.byrne@exp.uk.com)

W: [pamelabyrne.exp.uk.com](http://pamelabyrne.exp.uk.com)

Morningside, Off Tudor Hill, Sutton Coldfield, B73 6BL

£700,000

 4  2  2



Please quote PB0661....For a limited period only STAMP DUTY PAID upto £22,500... This spacious 4 double bedroom detached family home is located within a small peaceful cul-de-sac on top of Tudor Hill. Walking distance to Sutton Park, Sutton Town centre, the Wyndley leisure complex and the Sutton Coldfield railway station. A light and airy reception hall leads to 2 good sized reception rooms and a bespoke kitchen/diner with functional island and a cosy family area including multi fuel fire/log burner. To the first floor, there are 4 super sized bedrooms with fitted/built in wardrobes. There is an en-suite to the main bedroom and a large family bathroom with power shower. Most windows have bi-folding fitted wooden shutters. To the outside, there is a private landscaped garden with green-house, shed and mature borders. There is a side access to the front drive and a very large double garage.



## Key Features

- Quote PB0661 For a limited period only STAMP DUTY PAID upto £22,500
- Spacious bespoke breakfast kitchen with family area and inglenook log fireplace
- Guest cloakroom, en-suite to bedroom one and family bathroom
- Large windows and high ceilings, this house benefits from a lot of natural light
- Walking distance to Sutton Park, Sutton Town centre, Sutton Railway station and Wyndley leisure centre
- Four double bedroom family home
- Two large separate reception rooms
- Private landscaped garden to the rear, large double garage
- Bi-folding wooden shutters fitted to majority of the windows
- Chain Free

GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA: 1854 sq.ft. (172.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024