



Connells

Tudor Way
Sutton Coldfield



Property Description

An immaculate and deceptively spacious 3 double bedroom town house located close to the heart of Sutton Town Centre with excellent access to bus and rail transport links. Offered with NO UPWARD CHAIN. In a great senior school catchment area. Ideal for someone looking for low maintenance living with communal gardens and a private patio area. Two allocated parking spaces to the front. Having reception hallway with Guest WC and cloaks area, impressive family lounge diner with open access to a refitted Kitchen with ample storage and built in appliances. There is a separate sitting room/snug. On the first floor there is an excellent sized master bedroom with dressing area and refitted en-suite shower room. There are two further good sized bedrooms and separate refitted family bathroom. There is a private patio area off the lounge and a rear secure communal garden area with access to a secure locked bike shed.

Reception Hallway

Having door to the front, tiled floor, stairs to the first floor landing, coving, doors to the Lounge Diner, Sitting Room/Snug and Guest WC.

Lounge Diner

18' 5" x 14' 8" (5.61m x 4.47m)

An excellent sized room with double glazed window to the front, double glazed French Doors opening to the private canopied patio area, two radiators, telephone point, TV aerial point, decorative coving, Living Flame gas fire with feature fireplace, hearth and surround. Double doors open to the refitted Kitchen.

Refitted Kitchen

12' 10" x 9' 4" (3.91m x 2.84m)

Comprising an impressive refitted kitchen with fitted base units with work surfaces over and splashback tiling, fitted matching wall units with under lighting, ceramic sink and drainer unit with mixer tap over, integrated electric oven and built in induction hob with cooker hood over, integrated washing machine and dishwasher, integrated under counter freezer, space for a fridge freezer, plinth heater and tiled floor.

Sitting Room/snug

11' 10" x 7' 1" (3.61m x 2.16m)

Having double glazed window to front, radiator and TV aerial point.

Guest WC

Having low level flush WC, wall mounted wash hand basin with two built in drawer units under, frosted double glazed window, radiator and two built in storage units.

First Floor Landing

Having karndean flooring, radiator, double glazed window and door to built in storage cupboard. Doors off to the 3 bedrooms.

Master Bedroom

17' 11" x 8' 11" to the wardrobes (5.46m x 2.72m to the wardrobes)

Having double glazed window, karndean flooring, radiator and ample built in wardrobes and drawer units. Door to the en-suite shower room.

En-Suite Shower Room

Having walk in shower cubicle, wall mounted wash hand basin with 2 drawer units under, low level flush WC, full wall boarding and wall mounted heated towel rail radiator.

Bedroom 2

12' 6" excludes wardrobes x 9' 4" (3.81m excludes wardrobes x 2.84m)

Having double glazed window to front, radiator, built in double and single wardrobe and karndean flooring.

Bedroom 3

11' 4" x 7' 4" (3.45m x 2.24m)

Having double glazed window, radiator, karndean flooring, loft access with drop down ladder and light facility.

Family Bathroom

Having bath with central tap, double shower cubicle with Rainfall shower and hand held mixer, wall mounted wash hand basin with two drawer units under, low level flush WC, tiled floor, wall mounted heated towel rail radiator and full wall boarding.

Private Canopied Patio Area

There is a private patio area accessed via the French Doors of the Lounge Diner.

Communal Garden

There is a secure gated communal area with garden laid to lawn. There is fencing to the perimeter and can only be used by the 4 town houses in the block. There is secure bin area and bike shed.

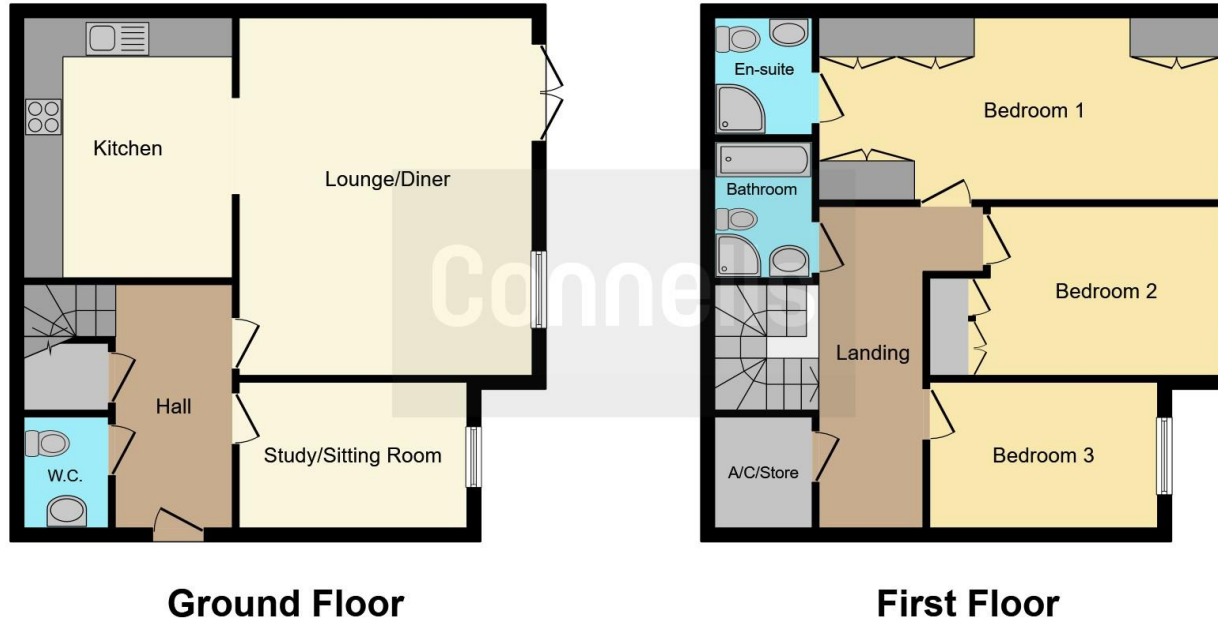
Agents Note

The seller advises us that the property is Freehold. However, the areas around the property are communal and there is a communal garden, bin store and bike shed that is shared by the 4 town houses. There is a service charge for the maintenance and repair of the exterior of the building, the maintenance of the gardens, car park and it's lighting. The seller advises us this is £2028 per annum approx. Please verify information via your legal advisor prior to a legal exchange of contracts.









Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/ref-SCO308472



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