



Tudor Grove, Streetly
Sutton Coldfield, B74 2LL

£825,000

Welcome to Tudor Grove, an impressive five double bedroom detached bungalow situated in a sought after location just off Thornhill Park in Streetly.

Approached via a large front garden and driveway the property internally comprises a welcoming and spacious entrance hall, front lounge with dual aspect windows to the front and side, open plan kitchen/dining/family room to the rear, three ground floor bedrooms, all which have fitted wardrobes and bedroom one having an en-suite shower room, and a separate shower room on the ground floor. The first floor landing offers space for a home office, with doors off to two further double bedrooms and a bathroom.

To the rear of the property is a private and enclosed north west facing garden, having a patio area, mainly laid to lawn, mature shrubbery and fenced borders and a large garden/storage room.

The current vendor had renovation works carried out in 2018, which included the loft conversion, a new boiler, most of the double glazing, new kitchen, new bathrooms and re-decorating.

Internal viewing is highly advised to fully appreciate the location, size and condition of this wonderful family bungalow.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Ground Floor

Entrance Hall

19' 1" x 5' 10" (5.81m x 1.78m)

Lounge

19' 4" x 12' 5" (5.89m x 3.78m)

Kitchen/Dining Room

24' 1" (max) x 17' 4" (max) (7.34m x 5.28m)

Bedroom One

17' 9" x 9' 3" (5.41m x 2.82m)

En-suite

3' 10" x 9' 3" (1.17m x 2.82m)

Bedroom Two

11' 10" x 15' 7" (3.60m x 4.75m)

Bedroom Three

16' 2" x 9' 10" (4.92m x 2.99m)

Shower Room

10' 0" (max) x 6' 3" (3.05m x 1.90m)

First Floor

First Floor Landing

18' 3" (max) x 7' 9" (5.56m x 2.36m)

Bedroom Four

14' 9" x 9' 10" (4.49m x 2.99m)

Bedroom Five

14' 6" x 9' 10" (4.42m x 2.99m)

Bathroom

11' 1" x 7' 1" (3.38m x 2.16m)





Floor Plan

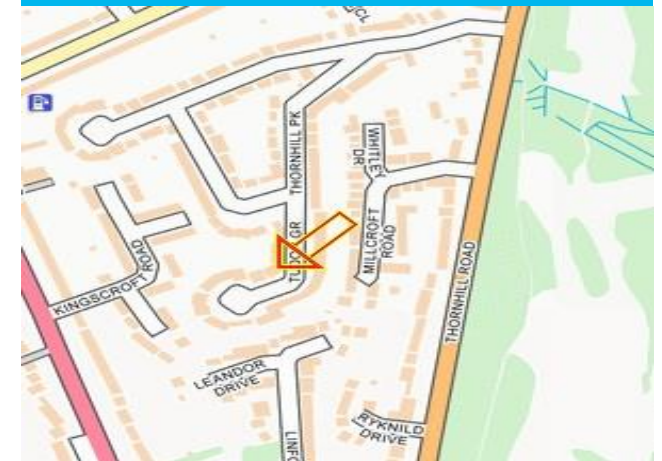
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location











Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 1st October 2024