



Tudor Road, Sutton Coldfield, B73 6BA

£495,000

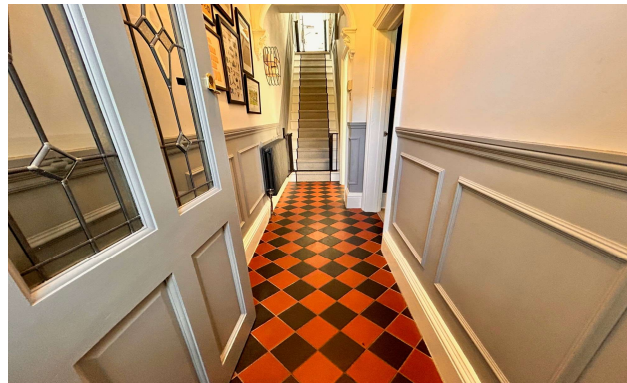
£495,000

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This superbly presented period three storey terraced property retains many original features and occupies a much coveted location set within close proximity of Sutton Coldfield town centre, park and train station with excellent shops and schools nearby.

The sumptuous ground floor accommodation on offer briefly includes separate reception rooms, a generous kitchen with breakfast room off having velux windows and bi-fold doors to the most attractive garden and patio. To the first floor there are two double bedrooms, a study/nursery and a luxurious bathroom with separate bath and shower.

Outside a walled fore garden sits to the front whilst to the rear is a delightful rear garden with secure rear access.





Property Specification

SUPERBLY PRESENTED CHARACTERFUL PERIOD TERRACE
THREE DOUBLE BEDROOMS
HIGHLY COVETED LOCATION CLOSE TO SUTTON TOWN
CENTRE TRAINSTATION AND PARK
MOST ATTRACTIVE HALL WITH TILED FLOOR
SEPARATE RECEPTION ROOMS

Porch

Lounge 4.27m (14') max x 3.63m (11'11")

Sitting Room 3.81m (12'6") x 3.76m (12'4")

Hall

Kitchen 4.83m (15'10") x 2.72m (8'11")

Breakfast Room 2.57m (8'5") x 1.80m (5'11")

Pantry 2.44m (8') x 0.84m (2'9")

Bedroom 2 3.76m (12'4") x 2.93m (9'7")

Bedroom 1 4.75m (15'7") x 3.66m (12')

Landing

Study 2.32m (7'7") x 0.90m (2'11")

Bathroom

Store

Bedroom 3 4.80m (15'9") x 3.75m (12'4")

Stairs

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: 14th September 2023

Viewer's Note:

Services connected: Gas, Water, Electric
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

