



Tudor Way,  
Sutton Coldfield, B72 1LP

Offers in the Region Of £325,000

Looking for a stylish executive property with the wow factor where no expense has been spared then this is the property that you have been waiting for.

This superbly presented two double bedroomed (formerly three), two bathroom corner town house occupies a most sought after and desirable location close to a wealth of popular local amenities including desirable shops and transport links in Sutton Coldfield town centre.

The property has been thoughtfully and stylishly remodelled to offer a contemporary and well-proportioned lounge dining room with salubrious breakfast kitchen, guest cloakroom and study or fourth bedroom.

To the first floor there are two double bedrooms –can be converted back into the previous three bedrooms layout if required – there is an en-suite shower room and a further family bathroom. In addition, there is an abundance of full length fitted wardrobes and shelving and a fitted-out loft.

The property also boasts allocated parking spaces for multiple vehicles (2+2) and direct access to the well-kept south-west facing communal garden and stores.

Boasting the advantage of no onward chain, an early viewing is essential in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Service Charge: £2,500 Per annum.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)







### Room Measurements

Entrance Hall 12' 6" x 9' 2" (3.81m x 2.79m)

Lounge/Diner 24' 4" x 18' 8" (7.41m x 5.69m)

Kitchen 9' 5" x 12' 11" (2.87m x 3.93m)

Guest WC 5' 10" x 4' 6" (1.78m x 1.37m)

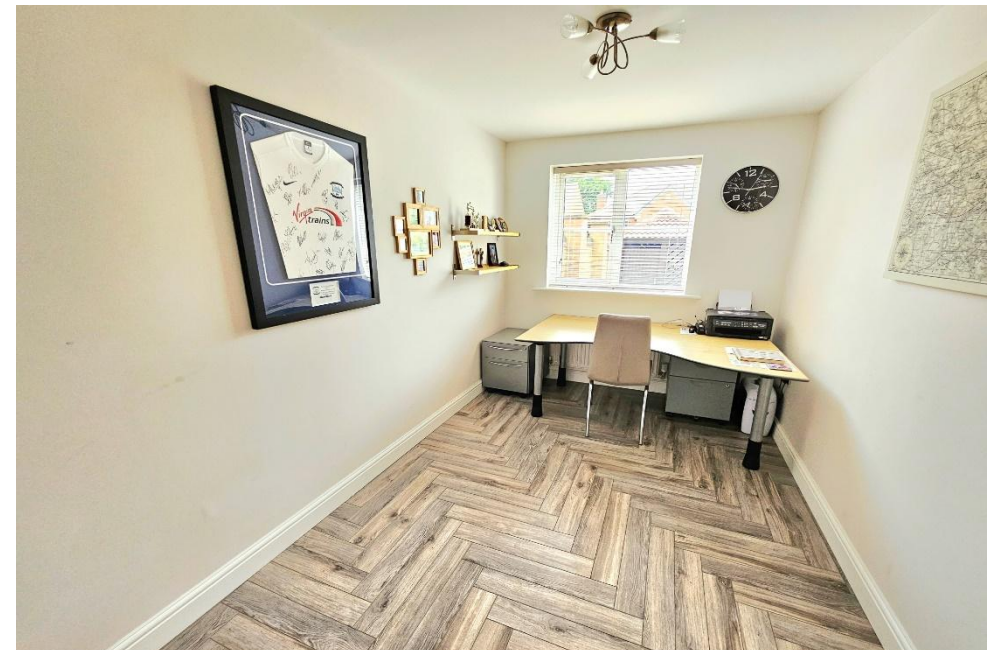
Study 11' 10" x 7' 1" (3.60m x 2.16m)

Bedroom 1 16' 7" x 14' 5" (5.05m x 4.39m)

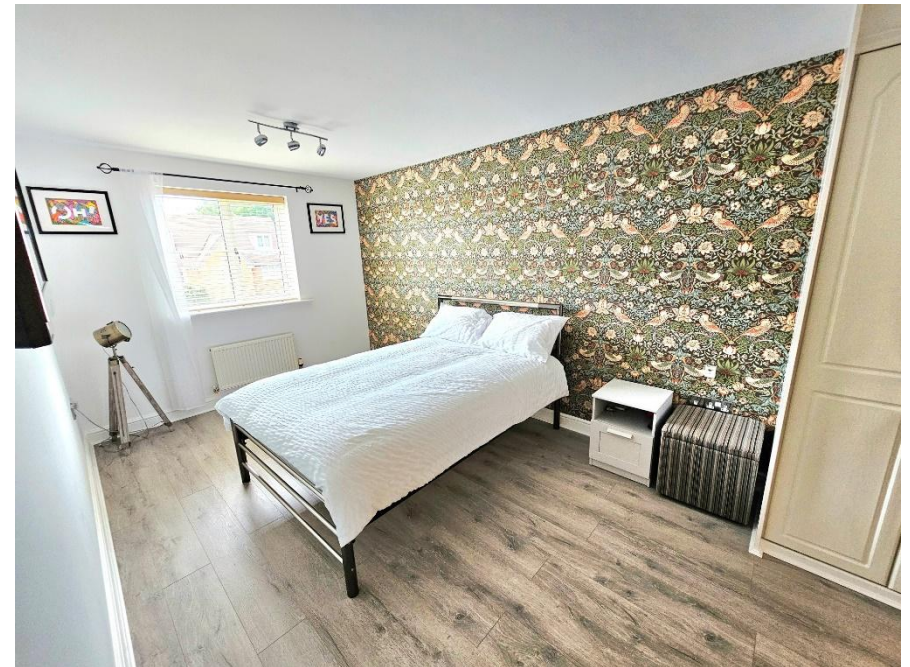
Bedroom 2 18' 1" x 9' 2" (5.51m x 2.79m)

En-suite 5' 0" x 5' 1" (1.52m x 1.55m)

Bathroom 5' 1" x 6' 10" (1.55m x 2.08m)









# 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             |         | 84 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | 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: