

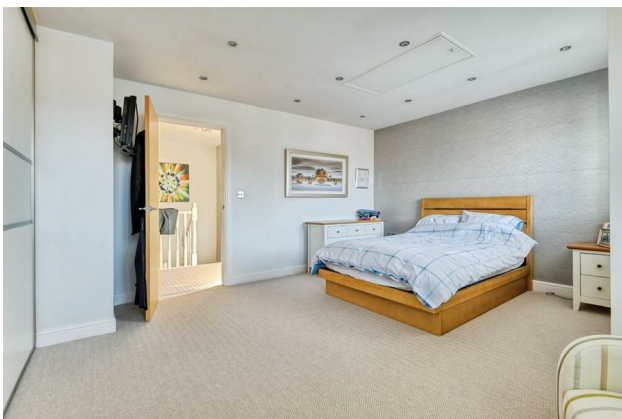
HUNTERS®

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9 Tudor Way, Sutton Coldfield, B72 1LP

Offers In The Region Of £360,000

Property Images



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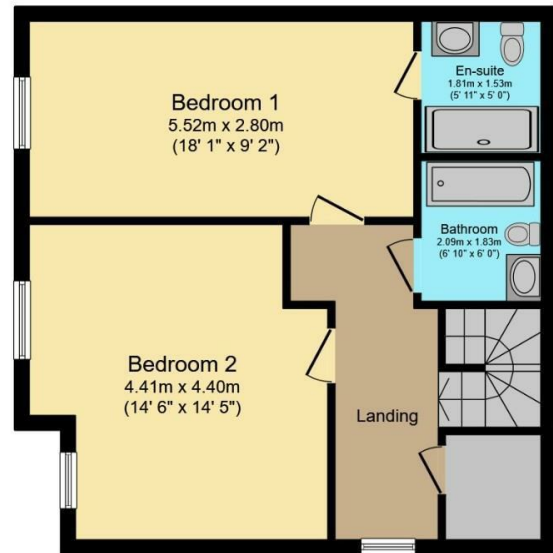


Property Images





Ground Floor



First Floor

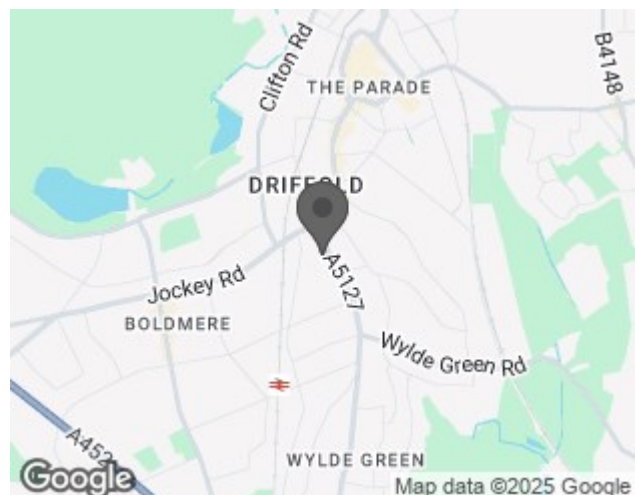
Total floor area 109.4 sq.m. (1,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Townhouse Beds: null Bathrooms: null Receptions: null Tenure: Freehold

Features

• A Stunning Two Bedroom Townhouse • Can Be Converted Back to Three Bedrooms • Convenient and Desirable Location • Two Bathrooms • Office • Communal Gardens • Parking • Council Tax Band E • Service Charge £2,500 per annum • CHAIN FREE - VACANT POSSESSION

Summary

This beautifully presented and truly unique two-bedroom (converted from a three bed and could be four) townhouse offers contemporary living in a desirable and convenient location. Benefitting from 2+2 parking, the property is finished to an exceptional standard with stunning interiors throughout, including striking herringbone flooring and a state of the art fitted kitchen. A viewing of this property is highly recommended to really appreciate the craftsmanship on offer and meticulous attention to every detail.

The ground floor boasts a fully fitted open plan modern kitchen with a comprehensive range of integrated appliances, including double oven and microwave, electric hob and extractor, washer/dryer, a dishwasher and a large spacious living room benefiting from a light and airy atmosphere with doors to a lovely rear communal garden with private patio, offering space for outdoor dining and enjoying a south and west aspect, ideal for relaxing on sunny afternoons. To complete downstairs, there is a convenient downstairs W.C. and good sized office, perfect for working from home or even using as a fourth bedroom.

Upstairs, the two double bedrooms feature fitted wardrobes, offering an abundance of storage space. The main bedroom is an expansive, open space that once consisted of two separate rooms but has been seamlessly combined into one. The overall size is impressive, offering ample room for a king-sized bed and even space for a cosy nook, or reading corner. A sleek and modern fully tiled and fitted bathroom having bath and shower over, with a contemporary finish and matching en-suite having electric shower. The house can be converted back to three bedrooms, if so required.

This townhouse is truly a 'wow' property, blending functionality with stunning design and in a fantastic location. It is a rare find, offering a stylish, comfortable, low maintenance and unique living experience.

Don't miss the opportunity to own this exceptional home.