



Tudor Hill

Sutton Coldfield, B73 6BE



Sutton Coldfield
Fine Residential

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A delightfully situated well presented modern detached family residence occupying a sought after location close to the Town Centre and backing onto Sutton Park.

This spacious family residence occupies a delightful mature setting adjacent to Sutton Park yet within walking distance of the town centre. All amenities are close at hand including schools for all ages, leisure facilities and public transport including cross city rail services from Sutton Coldfield town centre.

Attractive in appearance the property stands back from the road behind a wide foregarden with an ample in-out driveway and access to a double garage.

The well presented spaciouly arranged family accommodation with double glazing throughout, gas central heating and many attractive modern features briefly comprises:

Covered Porch Entrance

Reception Hall with deep ceiling cornice and rose, laminate flooring.

Guest Cloakroom with wc, washbasin, laminate flooring and floor tiling.





On The Ground Floor

Fitted Study with desk, cabinets and drawers, wall units and tall storage cupboard. Window to front.

Lounge Approached through part glazed door. Laminate flooring, deep ceiling cornice and rose, radiator cabinet and square floor level bay window with patio doors overlooking the rear garden.

Dining Room approached through part glazed double doors. Deep ceiling cornice and rose, laminate flooring and square bay window overlooking the rear gardens.

Breakfast/Kitchen with Garden/Family Room Painted style units with integrated appliances. Inset 1 ½ bowl sink, floor cupboards and drawers, work surfaces. Housing unit with built in oven, microwave and warming drawer. Fridge/freezer to side. Inset 4 ring hob with extractor hood above and built in dishwasher. Bow fronted display unit, laminate flooring, designer radiator, circular breakfast table and window overlooking the rear garden. Further windows overlooking the gardens to side and rear and French doors to the patio. Two further radiators in garden/family room.

Understairs Pantry.

Laundry Inset sink with cupboards below, work surface, plumbing for washing machine, ceramic tiled floor and door to garden.





On The First Floor

Landing with hatch and pull down ladder to half boarded loft.

Double Door Airing Cupboard with access to hotwater storage cylinder.

Bedroom One Range of fitted wardrobes and bedside cabinets, with central bed recess, two built in double wardrobes and fitted corner unit with framed mirror above. Coved ceiling and rose, window overlooking rear gardens and Sutton Park.

En Suite Bathroom Corner shower, bath, wall mounted washbasin with drawers below, mirror and wc. Ceramic wall tiling.

Bedroom Two Built in double wardrobe, coved ceiling and window overlooking rear gardens and Sutton Park.

Bedroom Three Built in double wardrobes, coved ceiling and window overlooking rear gardens and Sutton Park.

Bedroom Four Built in wardrobe, coved ceiling and window to front.

Bedroom Five with window to front.

Shower Room/Wc Wide shower enclosure, wall mounted washbasin with large mirror above and wc. Ceramic wall tiling.

Outside

Double Garage with twin up and over doors (one electrically operated) light, power and door to kitchen. Electric car charging point. Access to combi boiler.

Gated Side Entrance

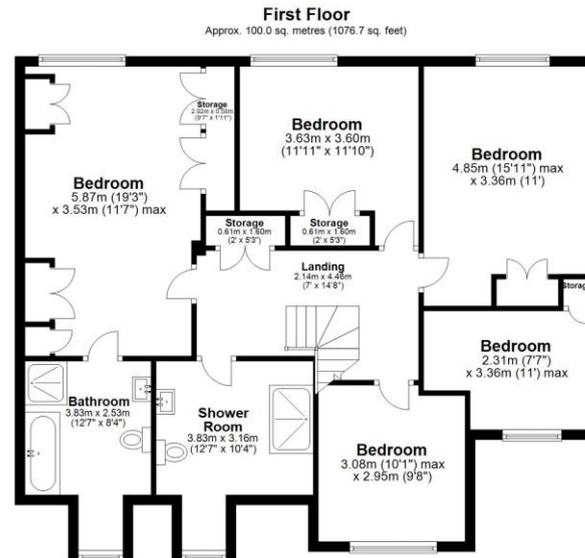
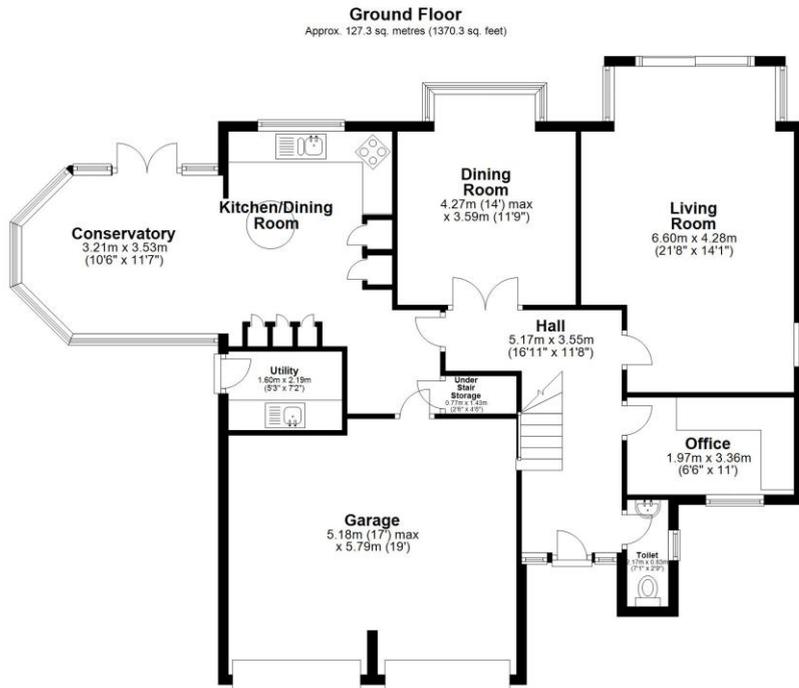
Private Rear Gardens backing onto Sutton Park. Wide block paved side south facing walled garden inset with flowering borders. Large paved and block paved rear south facing patio and lawn, flowering borders and a variety of mature shrubs and bushes. Water feature, garden and tree lighting and outside electric power point.

Summer House

Private Gate to Sutton Park.







Total area: approx. 227.3 sq. metres (2447.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA

Tel: 0121 354 9229 | Email: enquiries@quantrills.co.uk

www.quantrills.co.uk



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