



21 Tudor Hill, Sutton Coldfield, B73 6BD

OFFERS AROUND - £825,000

Situated on the highly regarded Tudor Hill, right in the heart of Sutton Coldfield, this property enjoys a prime residential setting combining convenience with tranquillity.

Sutton Coldfield town centre is just a short distance away, offering a wide range of shops, cafés and restaurants, while excellent transport links are provided by Sutton Coldfield train station, giving direct access into Birmingham city centre.

The property is also ideally placed for Sutton Park, one of Europe's largest urban parks, along with a variety of local amenities, reputable schools and leisure facilities, making this an exceptional location for families and commuters alike.

Occupying a corner plot in a quiet and established residential area, this spacious family home offers well balanced and versatile accommodation throughout.

The property benefits from an in and out block paved driveway providing off road parking for multiple vehicles, attractive lawned areas and a double garage.

Internally, the home offers multiple reception spaces, a well appointed kitchen with utility, four bedrooms including a large principal bedroom with ensuite, and a private rear garden ideal for entertaining and family life.

Accessed via a newly laid in and out block paved driveway providing parking for multiple vehicles, with a lawned corner frontage reflecting the property's corner plot position.



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PORCH: Featuring a composite front entrance door with half panelled glass, an obscure PVC double glazed window to the side and tiled flooring.

ENTRANCE HALL: A generous and welcoming hallway with mahogany wooden entrance door, obscure window to side, radiator, stairs rising to the first floor and doors leading to the principal ground floor accommodation.

DINING ROOM: 13'11" x 12'11" With PVC double glazed windows to the front and side, radiator and ample space for dining furniture. Double mahogany doors open through to the lounge, creating an ideal flow for entertaining.

LOUNGE: 25'06" max x 16'11" max (13'11" min) An impressive main reception room featuring patio doors opening onto the rear garden, PVC double glazed window to the side and striking corner windows forming an inglenook fireplace. The gas coal effect fire is set on a tiled hearth with a stylish brick inset and surround, with brick and tiled ledges to either side. Radiator and mahogany doors leading back to the dining room.

KITCHEN: 14'06" x 11'10" Fitted with a range of matching base and wall units with roll top work surfaces, incorporating a stainless steel one and a half bowl sink and drainer. Integrated double oven with four ring gas hob and extractor hood over, tiled splashbacks, space for fridge/freezer and dishwasher, radiator and tiled flooring. PVC double glazed window to rear, obscure window and door to hallway, with an open archway leading to the utility room.

UTILITY ROOM: 11'10" x 6'10" With roll top work surfaces and matching base units, space for washing machine and tumble dryer, tiled flooring, PVC double glazed window to rear and part obscure PVC double glazed door providing access to the garden.

GUEST WC: Obscure PVC double glazed window to side, low flushing WC and hand wash basin set within a vanity unit.

FIRST FLOOR LANDING: With obscure PVC double glazed window to side, radiator and doors leading to all bedrooms and the family bathroom.



TENURE: We have been informed by the vendor that the property is Freehold.

Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM ONE: 18'08" x 14'11" max (11'11" min) A spacious principal bedroom with PVC double glazed window to rear, radiator, built in double wardrobes and additional cupboard, with ample space for bedroom furniture.

EN SUITE: 11'09" x 7'05" A large ensuite comprising an enclosed corner shower, panelled bath with shower attachment, low flushing WC and hand wash basin. Obscure PVC double glazed window to rear, tiled surrounds, tiled flooring and radiator.

BEDROOM TWO: 18'11" max (14'00" min) x 13'11" PVC double glazed window to front, radiator, two built in cupboards/wardrobes and space for bedroom furniture.

BEDROOM THREE: 14'03" max x 13'11" max (9'03" min) PVC double glazed window to front, radiator, two built in cupboards/wardrobes and space for bedroom furniture.

BEDROOM FOUR: 14'04" x 7'07" PVC double glazed window to front, obscure window to landing, radiator and space for bedroom furniture.

FAMILY BATHROOM: 11'09" max (8'07" min) x 6'09" Comprising a panelled bath with shower over and glass side screen, tiled surround, low flushing WC and hand wash basin with tiled splashback. Obscure PVC double glazed window to rear, radiator, door to airing cupboard containing central heating boiler.

LOFT: A pull down ladder provides access to the loft space. There is potential for conversion or extension to accommodate an extra bedroom (subject to planning permission).

REAR GARDEN: A private rear garden featuring a paved patio seating area, lawned garden and a variety of mature shrubs and trees to all boundaries, offering a high degree of privacy. Side access leads around the property and provides additional storage space.

GARAGE: Double garage providing excellent storage or secure parking. (Please check the suitability of this garage for your own vehicle)



Council Tax Band: G



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

