



Park View  
, Sutton Coldfield, B73 6BW

Offers In Excess Of £425,000

# Property Features

- Situated in the exclusive Tudor Place development, next to Sutton Park.
- Gated entrance with alarm system, CCTV, and intercom entry for ultimate peace of mind.
- Parking Includes two secure parking spaces for residents.
- Outstanding kitchen / diner / living area (5.2m x 6.9m) with Juliet balcony and garden views.
- Luxury Kitchen high-end appliances, granite worktops, wine cooler, and LED lighting.
- Generous master bedroom (5.3m x 3.6m) with luxury en-suite and quality finishes.
- Second double bedroom is a spacious guest or family room with scenic views.
- Elegant bathrooms with black granite vanity tops, porcelain tiles, and walk-in shower in family bath
- Underfloor heating throughout for consistent comfort.
- Long lease remaining (246 years)

## Full Description

This exceptional ground-floor apartment in the heart of Sutton Coldfield offers the ultimate blend of luxury, security, and convenience. Nestled within the exclusive Tudor Place development, just a stone's throw from Sutton Park, this residence is one of only eight apartments set within beautifully landscaped gardens. It is designed for the discerning buyer seeking a high quality lifestyle with ease of access to nature and the central amenities of Sutton Coldfield.

### Key Features of the Development:

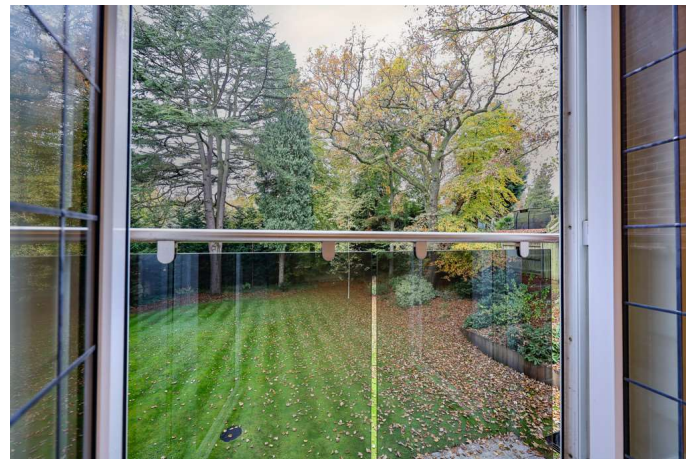
**Gated Community:** Secure, gated access with an alarm system and CCTV

**Secure Parking:** Dedicated parking for two cars

**Global Home Warranty:** Peace of mind with a Global Home Warranty

**Premium Comfort:** Leaded windows, underfloor gas central heating, and lift access

**Inside the Apartment:** The apartment is accessed through an immaculately kept communal area, featuring secure front door entry with an intercom system and CCTV. A welcoming L-shaped reception hall greets you with tiled flooring, underfloor heating, and double doors leading into the impressive open-plan lounge, dining, and kitchen area.



### Kitchen/Diner/Living Area (5.2m x 6.9m)

A stylishly designed kitchen includes a full suite of integrated appliances: dishwasher, washing machine/dryer, fridge/freezer, built-in oven, gas hob with extractor canopy, and a wine cooler. LED lighting under wall cupboards and plinths highlights the granite worktops. Adjacent to the kitchen is the dining area, spacious enough for a freestanding table and featuring French doors with a Juliet balcony, overlooking the beautiful gardens.

**Lounge:** This cozy area boasts carpeted flooring and ample space for freestanding lounge furniture, with dual-aspect windows that invite plenty of natural light and views of the landscaped surroundings.

### BEDROOMS AND BATHROOMS:

**Master Bedroom (5.3M X 3.6M):** A luxurious retreat, complete with plush carpet, feature bay window, ample space, and a well appointed;

**Master Bedroom En-Suite (2.7m x 1.8m):** features high-end sanitary ware, porcelain tiled flooring, and a black granite vanity.

**Bedroom Two (3.6m x 3.5m):** Another spacious double bedroom with views, ideal for guests or family.

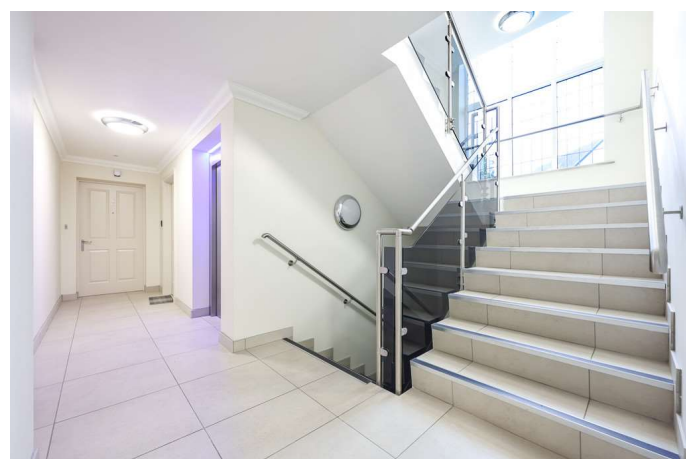
**Family Bathroom (3.2m x 2.1m):** Beautifully designed with a walk-in shower, quality fixtures, and elegant tile work.

### Additional Highlights:

**Flooring:** Carpets in bedrooms and lounge areas, durable tiled flooring in the hall and kitchen

**Bathrooms and En-Suites:** Equipped with black granite vanity tops, premium sanitary fittings, porcelain tiled floors, and partial wall tiling

This apartment offers an exceptional opportunity to own a luxury residence in a sought-after area with all the benefits of modern comfort, security, and a serene setting close to Sutton Park.



## ANTI MONEY LAUNDERING

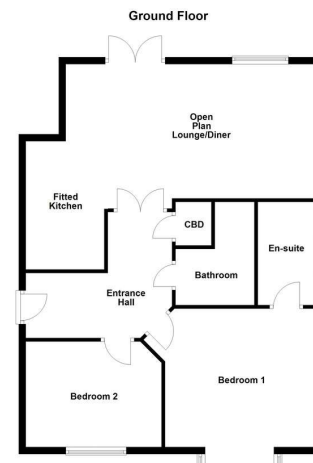
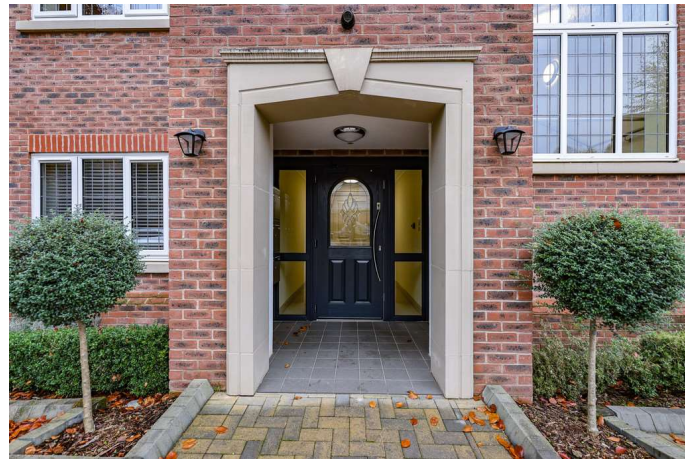
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised by the current owner that the property is leasehold but have not inspected a copy of the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.