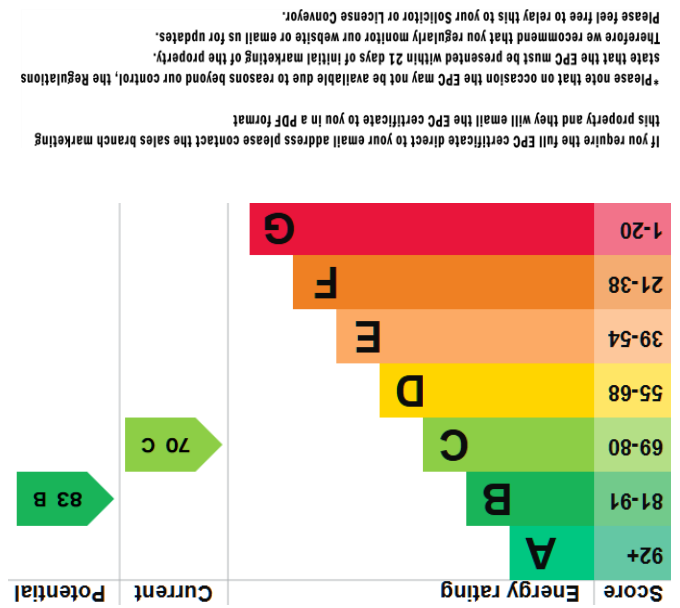


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location Next To Sutton Park
- Many Original Features Throughout
- Four Double Bedrooms All With Ensuite Facilities
- Refitted Kitchen/Dining/Family Room
- Orangerie & Snug
- Utility Room & Guest WC

Tudor Hill, Sutton Coldfield, B73 6BH

Offers In Region Of
 £1,250,000



Property Description

Occupying a highly sought after and most prestigious town centre location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre all of which are on the doorstep. This family home has views over Sutton Park and is entered through electronic wrought iron gates given access to a large driveway and front garden, internally the home retains many original features but combines the convenience of modern day living with two formal reception rooms to the front aspect, an expensively refitted modern kitchen, dining/living room with doors to both the orangery and family room/snug, there is also a utility room and guest WC, on the first floor there are four great sized bedrooms all of which have either an en suite shower or bathroom the master bedroom also has a dressing area, to complete the home there is a lovely garden to the rear being ideal for the family buyer.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the home comprises:

ENTRANCE HALLWAY A grand entrance hallway with a wide returning staircase to the first floor, two radiators, coving and doors to:

FORMAL LOUNGE 11' 10" x 18' 3" (3.61m x 5.56m) Having a feature fireplace as the focal point, a walk in bay to the front aspect, a further side facing window, coving and ceiling rose.

RECEPTION ROOM 11' 11" x 14' 1" (3.63m x 4.29m) Offering a multitude of uses with a further feature fireplace as the focal point, a walk in bay window to the front aspect, coving, ceiling rose and radiator.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 25' 4" max x 18' 7" max (7.72m x 5.66m) The kitchen has been expensively refitted to now include a stylish and comprehensive range of high gloss wall and base mounted units with complementing work surfaces over, glass splash backs, under cupboard and recessed mood lighting, integrated double oven and warming drawer, induction hob and down draft extractor fan, integrated dish washer and fridge freezer, breakfast bar, sink and drainer unit, opening in to the family and dining area, access to the orangery and snug and a further door to the utility room and guest WC.

UTILITY ROOM 4' 8" x 7' 9" (1.42m x 2.36m) To include a further range of high gloss wall and base mounted units, space and plumbing for white goods, sink and drainer unit, telephone intercom to the front gates, a door to the side and door to the guest WC.

GUEST WC A white suite with low level WC, corner wash hand basin with vanity storage beneath, heated towel rail.

ORANGERY 15' x 8' 7" (4.57m x 2.62m) Accessed via double doors off the kitchen and enjoying views over the private rear garden and patio, tiled flooring and a further set of double doors to the rear.

SNUG/FAMILY ROOM 11' 3" x 15' (3.43m x 4.57m) A lovely room situated off the kitchen and again offering a multitude of uses with windows to the side and rear, radiator, coving and a feature storage wall with shelving and storage.

From the hallway a staircase rises to the first floor landing with a picture window to the front overlooking Sutton Park and having doors to:

BEDROOM ONE 11' 11" x 14' 4" (3.63m x 4.37m) Plus Dressing Area 5' x 6' 5" (1.52m x 1.96m) and En Suite Bathroom - 11' 2" x 10' 2" (3.4m x 3.1m)

A beautiful master suite with a feature cast iron fireplace as the focal point, coving, radiator a window to the front and an archway leading in to the dressing area with built in wardrobes to either side with shelving and hanging space, a telephone intercom system to the front gates and a door to the luxury en suite bath/shower room.

EN SUITE A luxury en suite bath and shower room to include a matching white suite with a free standing central bath tub, an over sized double width shower with rain head attachment and full height glass partition, an oval double wash hand basin with integrated vanity storage beneath, low level WC, coving, suspended ceiling with mood lighting, integrated speaker system, heated towel rail and windows to side and rear.

BEDROOM TWO 14' 4" x 12' 5" (4.37m x 3.78m) Having a front facing window, built in wardrobe, radiator, coving and door to the en suite shower room.

ENSUITE A fully enclosed corner shower cubicle, low level WC, wash hand basin with vanity storage beneath, side window and heated towel rail.

BEDROOM THREE 12' 7" x 8' 8" (3.84m x 2.64m) Having two rear facing windows, built in wardrobe, radiator and door to the en suite bathroom.

EN SUITE BATHROOM To include a white suite with a free standing roll top bath with telephone shower attachment, low level WC, wash hand basin, side facing window and radiator.

BEDROOM FOUR 9' 2" x 10' 1" (2.79m x 3.07m) PLUS 2' 8" x 9' 8" (0.81m x 2.95m) A double bedroom with a window to the rear, coving, built in wardrobe and door to the en suite shower room.

EN SUITE SHOWER ROOM A white suite with a corner shower cubicle, wash hand basin with vanity storage beneath, low level WC, side facing window and heated towel rail.

OUTSIDE To the rear of the home there is a great sized private garden with a patio area for entertaining, a further landscaped garden to the side with gated entry, the grounds extend to the front of the property with a vast lawn area, ornamental pond and further raised patio with views over Sutton Park.

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, limited for Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 18Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

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