



20 Tudor Way, Sutton Coldfield, West Midlands, B72 1LP

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£229,950

Bill Tandy and Company are delighted to offer for sale this spacious second-floor penthouse apartment, ideally positioned within the sought-after Tudor Close development. The property enjoys an excellent location with convenient public transport links, as well as a variety of shops, cafés and restaurants along nearby Beeches Walk. Sutton Coldfield town centre is also within easy walking distance, providing further comprehensive amenities. The apartment itself, which we highly recommend viewing to fully appreciate, features an inviting L-shaped reception hall, a generous dual-aspect lounge, and an open-plan dining kitchen. There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, along with a separate main bathroom. Externally, the property benefits from an allocated parking space. Council Tax Band D.



COMMUNAL HALL AND LANDINGS

The development is entered via a communal entrance door to the front with staircase rising to the second floor and a private entrance door opens to Number 20.

PRIVATE 'L' SHAPED RECEPTION HALL

having intercom system, two store cupboards, spotlighting, radiator and doors open to:

LOUNGE

5.67m x 4.61m (18' 7" x 15' 1") having windows to front and side all having window shutters, contemporary electric flame effect wall mounted fire, radiators and spotlighting to ceiling.

DINING KITCHEN

5.33m x 2.82m (17' 6" x 9' 3") having laminate floor, spotlighting to ceiling, two double glazed windows to front, radiator, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink, inset oven with electric hob and extractor fan above and integrated washing machine and fridge.

BEDROOM ONE

5.92m max x 3.60m (19' 5" x 11' 10") having double doors opening to the Juliette BALCONY flanked by double glazed windows, radiator, ceiling light point, spotlighting, fitted wardrobes and door to:

EN SUITE SHOWER ROOM

2.11m x 1.62m (6' 11" x 5' 4") having an obscure double glazed window to rear, towel rail, spotlighting to ceiling, tiled floor, modern white suite comprising vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C. and shower cubicle with shower appliance.



BEDROOM TWO

3.83m x 2.73m (12' 7" x 8' 11") having double glazed window to side, radiator, fitted wardrobes, ceiling light point, spotlighting and loft access.

BATHROOM

2.94m x 2.12m (9' 8" x 6' 11") having radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment.

OUTSIDE

The apartment has one allocated parking space located to the front of the building.

LEASE TERMS

We understand the apartment has a 150 year lease commencing from 1 May 2003 and the current Service Charge is approximately £2,200 payable to Holding and Management Limited, and there is a Ground Rent of approximately £87.50 paid half yearly. Should you proceed with the purchase of the property these details must be verified by your solicitor.

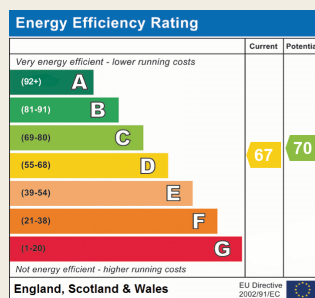


FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

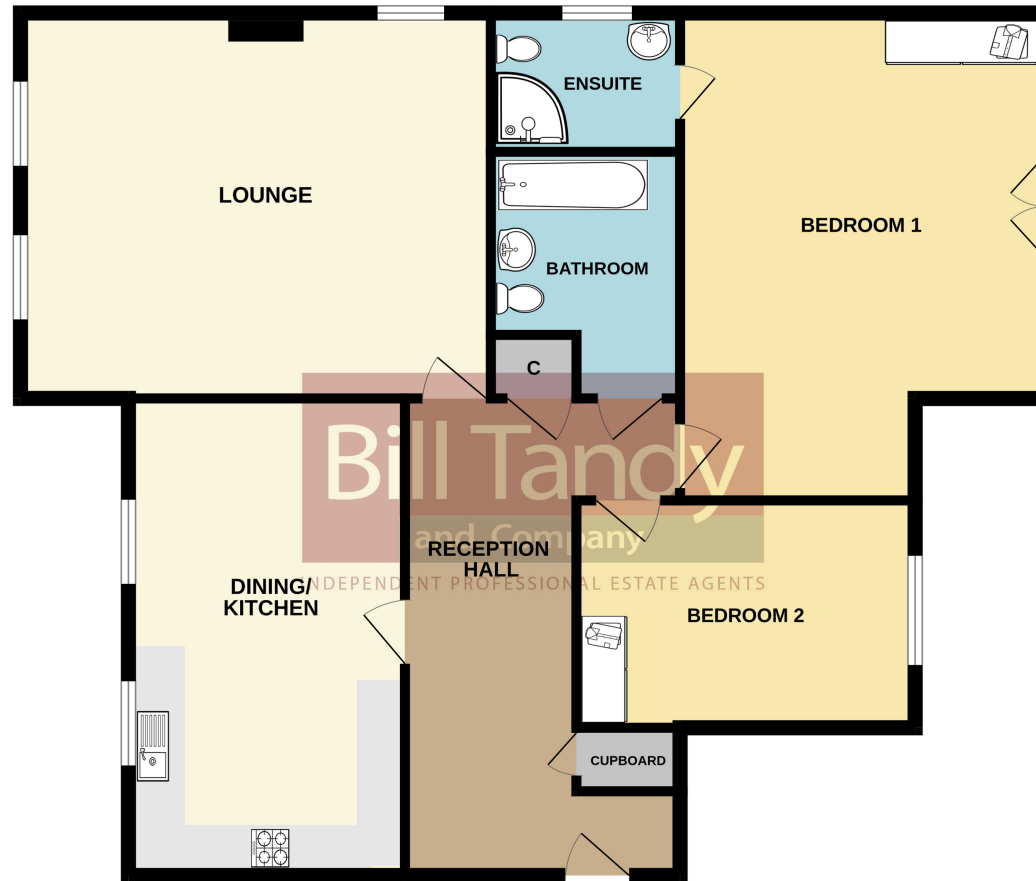


VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

FIRST FLOOR



20 TUDOR WAY, SUTTON COLDFIELD, B72 1LP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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