



33 Tysoe Drive, Sutton Coldfield, B76 2UJ

**£450,000**

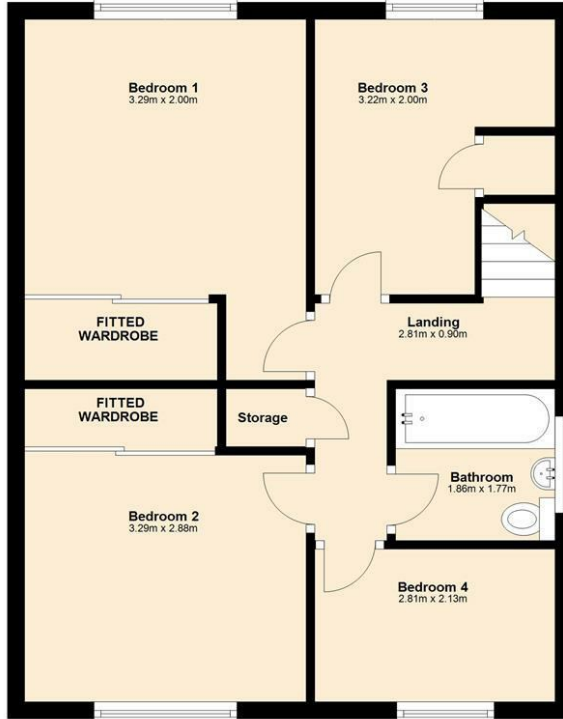
A recently extended four bedroom family home located on Tysoe Drive in Sutton Coldfield. This property is situated in the catchment for outstanding primary and secondary schools and offers a new homeowner a fantastic family home. As you walk through the welcoming hallway you pass a front facing reception room, downstairs W.C and then into The rear of the property which has been extended to create an exceptional space, this large kitchen diner with separate utility room has been fitted to a high standard throughout, with quartz worktops, integrated appliances, an upgraded Worcester Bosh boiler and bifold doors opening onto the private garden. This room also has been designed to include an additional lounge area to unwind and relax. Upstairs are four good sized bedrooms and one bathroom, The property is double glazed throughout and also benefits from a rear garden, off road parking and single garage.



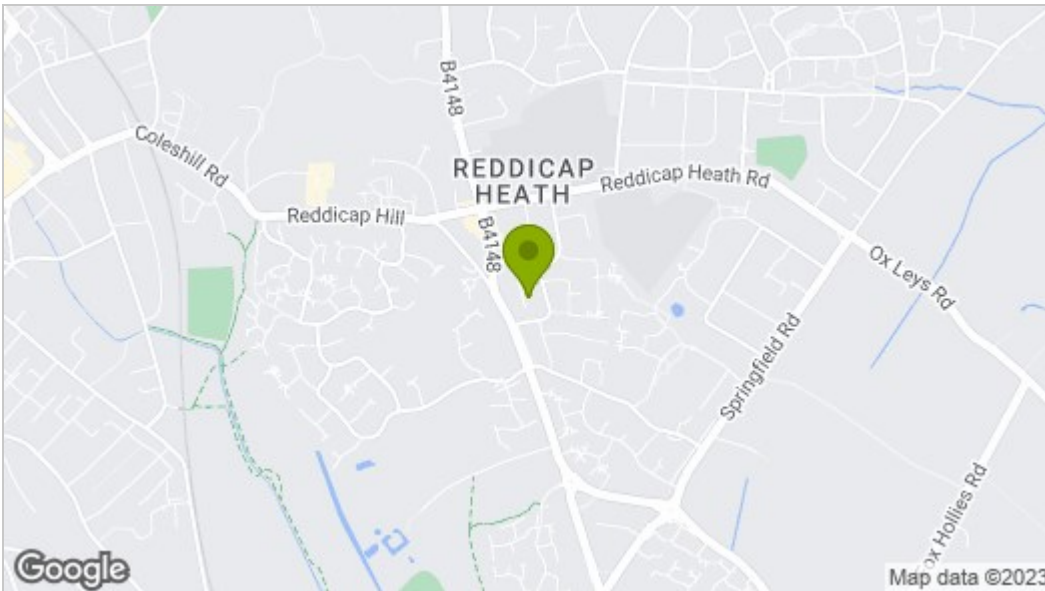
# Floor Plan

## First Floor

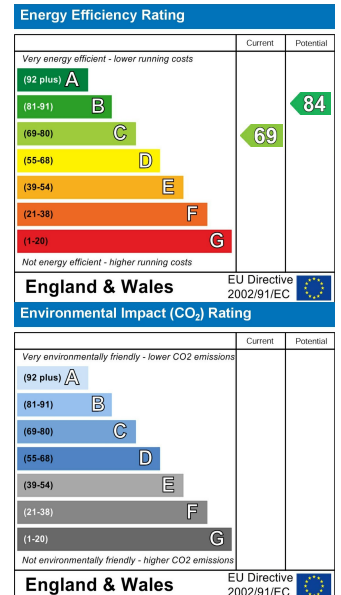
Approx. 50.2 sq. metres



## Area Map



## Energy Efficiency Graph



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