



Tudor Court, Midland Drive,  
Sutton Coldfield, B72 1TU

**£115,000**



# Sutton Coldfield

£115,000



Superbly situated for nearby Sutton Coldfield Town Centre with easy access to its multitude of shops and public transport links this superbly presented one double bedroom ground floor retirement flat offers an excellent opportunity for buyers.

Offering the advantage of no onward chain the accommodation includes a generous living room with direct garden access, a double bedroom with fitted wardrobes, a fitted kitchen and shower room.

Having a resident's lounge, laundry, car park and gardens with on site management and intercom systems the property must be viewed at the earliest opportunity in order to avoid disappointment.

- SUPERBLY PRESENTED GROUND FLOOR RETIREMENT FLAT
- ONE DOUBLE BEDROOM WITH FITTED WARDROBE
- GENEROUS LIVING ROOM WITH GARDEN ACCESS
- MODERN SHOWER ROOM
- FITTED KITCHEN
- WELL KEPT COMMUNAL GARDENS AND CAR PARK
- COMMUNAL LAUNDRY AND RESIDENTS LOUNGE
- SITE MANAGER AND EMERGENCY INTERCOM
- CLOSE PROXIMITY TO TOWN CENTRE SHOPS AND TRANSPORT LINKS







## Property Specification

SUPERBLY PRESENTED GROUND FLOOR RETIREMENT FLAT

The property briefly comprises:

**Living Room 5.26m (17'3") x 3.20m (10'6")**

**Kitchen 2.23m (7'4") x 1.63m (5'4")**

**Bedroom 4.27m (14') max x 2.64m (8'8")**

**Shower Room 2.01m (6'7") x 1.57m (5'2")**

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
 Came on the market: 21st February 2023

### Viewer's Note:

Services connected: Mains electricity, water & drainage  
 Council tax band: C

Tenure: Leasehold 91 years remaining  
 Ground Rent: £464 per annum  
 Service Charge: £2,579 per annum

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

