



Midland Drive,
Sutton Coldfield, B72 1TU

£99,950

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Ideally positioned for nearby Sutton Coldfield Town Centre and enjoying access to its multitude of shops, parks and public transport links.

This superbly presented one double bedroom ground floor retirement flat offers an excellent opportunity for buyers.

The accommodation is accessed via a communal entry with intercom security system and includes a hall with storage 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 LOCATED GROUND FLOOR RETIREMENT FLAT

ONE DOUBLE BEDROOM WITH FITTED WARDROBES

PLEASANT LIVING ROOM WITH DIRECT GARDEN ACCESS

FITTED KITCHEN WITH INTERGRATED APPLIANCES

SHOWER ROOM WITH SIDE WINDOW

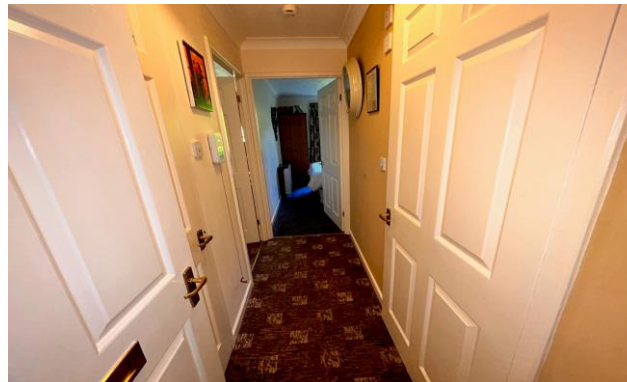
HALLWAY HAVING INTERCOM ENTRY PHONE AND STORAGE

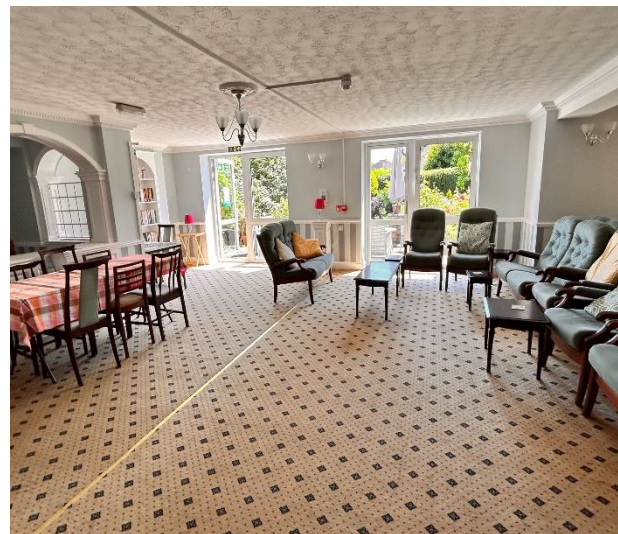
EXCELLENT TOWN CENTRE LOCATION

CLOSE PROXIMITY TO DESIRABLE TRANSPORT LINKS, SHOPS AND PARKS

RESIDENTS LOUNGE KITCHEN AND LAUNDRY

EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT





Property Specification

SUPERBLY LOCATED GROUND FLOOR RETIREMENT FLAT
ONE DOUBLE BEDROOM WITH FITTED WARDOBES
PLEASANT LIVING ROOM WITH DIRECT GARDEN ACCESS
FITTED KITCHEN WITH INTERGRATED APPLIANCES
SHOWER ROOM WITH SIDE WINDOW

Hall

Living Room 4.69m (15'5") x 3.20m (10'6")

A/C Store

Kitchen 2.21m (7'3") x 1.62m (5'4")

Bedroom 3.68m (12'1") x 2.67m (8'9")

Shower Room

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: 8th June 2023

Viewer's Note:

Services connected:
Council tax band: C
Tenure: Leasehold 91 years remaining
Ground Rent: £464
Service Charge: £2580
Restrictions: Over 60

Floor Plan

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

Floor Plan



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

