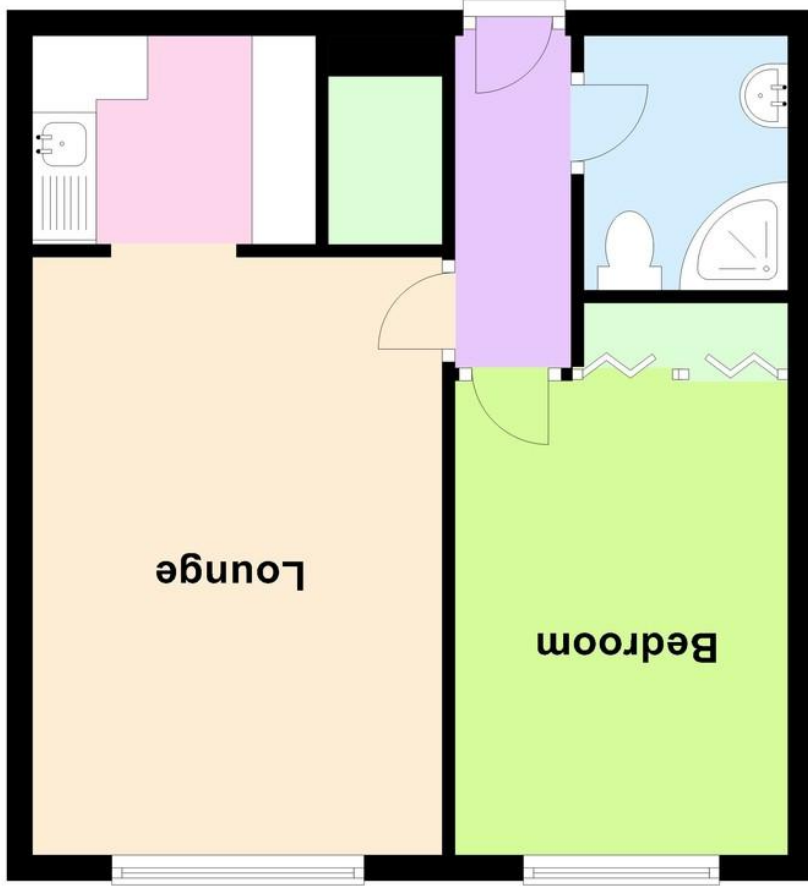


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor

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.



Sutton Coldfield | 0121 355 8828



- Highly Sought After Town Centre Location
- Secure Living With On Site Facilities
- Second Floor With Lift Access
- One Bedroom
- Lounge



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

£62,950



## Property Description

Green and Company are delighted to offer to the market this one bedroom second floor retirement apartment situated within a highly sought after and most convenient Town Centre Location. Being ideally positioned off the main High Street and being on the doorstep for excellent public transport links by both bus and rail and superb shopping and leisure facilities within the Town Centre. Offering Independent living the development has a communal lounge with guest and laundry facilities, there are well maintained communal areas and entrance to the apartment. Once inside there is a hallway with a useful storage cupboard, a lounge with an archway through to the fitted kitchen, there is a bedroom with fitted wardrobes and a shower room.

Offering secure living for the over 60's early inspection is strongly advised to avoid any disappointment. The property is available with no upward chain.

**HALLWAY** With built-in storage cupboard and doors off to;

**LOUNGE** 15' 5" x 10' 6" (4.7m x 3.2m) With wall mounted electric heater, double glazed window to the front and archway to;

**KITCHEN AREA** 7' 3" x 5' 4" (2.21m x 1.63m) With a range of eye and base level units with worksurface over incorporating single drainer sink unit and part tiled walls.

**BEDROOM** 12' 2" x 8' 7" (3.71m x 2.62m) With wall mounted electric heater, built-in wardrobe and double glazed window to the front.

With shower cubicle with built-in shower, low flush w.c, pedestal wash hand basin and tiled floor.

**LEASEHOLD FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 93 years remaining on the lease. The annual service charge is currently approximately £2,349.12, this is payable in two six monthly instalments. The current Ground Rent is currently approximately £200 per annum. 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 Solicitors or Surveyor. Please note that all measurements are approximate.