

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



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.

Boldmere | 0121 321 3991



- WELL SITUATED TWO BEDROOM APARTMENT
- EXCELLENT SHOPPING NEARBY AT NEW OSCOTT, BOLDMERE AND BEYOND
- CLOSE TO LOCAL TRANSPORT LINKS
- FITTED KITCHEN

Tudor Close, Sutton Coldfield, B73 6XQ

Offers Over £150,000





## Property Description

The apartment boasts two generously sized bedrooms, both offering plenty of space for rest and relaxation. Whether you're setting up a cosy retreat or a functional home office, these rooms provide versatility to suit your needs. The bathroom is well-appointed and stylish, featuring modern fixtures and a clean, fresh atmosphere - ideal for unwinding after a busy day.

One of the standout features of this property is the access to a half-boarded loft, offering excellent storage options. This additional space ensures that your belongings are neatly organised and out of sight, helping to keep your living areas clutter-free and enhancing the overall comfort of the apartment.

Located on the second floor, this apartment benefits from elevated views and added privacy. Its peaceful position borders Princess Alice Park, providing immediate access to scenic walks, outdoor activities, and the beauty of nature right on your doorstep. Imagine enjoying a morning jog or an evening stroll amidst lush greenery just moments from your home.

For everyday necessities, the nearby Princess Alice Shopping Centre makes shopping convenient and straightforward. Whether you're picking up groceries or taking advantage of various retail outlets, everything you need is within easy reach.

This residence is not just a place to live-it's a lifestyle choice. The quiet surroundings combined with the vibrant local amenities create a perfect balance of serenity and activity. Ideal for professionals, small families, or anyone seeking a comfortable and conveniently located home, this apartment offers the best of Sutton Coldfield living.

Don't miss the opportunity to make this delightful property your new home. Its practical layout, charming location, and added features like the loft storage are sure to impress. Contact us today to arrange a viewing and experience all that this wonderful apartment has to offer!

Approach main entrance from front, through communal door and upstairs.

HALLWAY Intercom, wood effect floor and storage heater.

BEDROOM TWO 11' 9" x 7' 5" (3.58m x 2.26m) Wood effect flooring, double glazed window and electric heater.

MASTER BEDROOM 14' 9" x 8' 9" (4.5m x 2.67m) Wood effect flooring, double glazed window and storage heater.

Airing cupboard with pressurised water heater for sinks, bath and shower.

BATHROOM 6' 5" x 6' 1" (1.96m x 1.85m) Having electric towel rail, bath with shower, toilet and basin.

LOUNGE AREA 18' 0" x 8' 9" (5.49m x 2.67m) Storage heater, double glazed window.

KITCHEN AREA 7' 11" x 6' 1" (2.41m x 1.85m) Space for washing machine, oven, hob, space for fridge freezer, above and below fitted units and double glazed window.

OUTSIDE There is parking for residents at the front and rear of the building.



Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Vodafone - Good outdoor, variable in-home

O2 - Variable outdoor

Three - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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

**TENURE**

The Agent understands that the property is leasehold with approximately 80 years remaining. Service Charge is currently running at £1088 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £60 per annum and is reviewed (to be confirmed). 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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991