



Connells

Tudor Court Midland Drive
Sutton Coldfield



Property Description

A lovingly presented 1 double bedroom, ground floor retirement apartment for the over 60's located close to the heart of Sutton Coldfield Town Centre, with direct access on to the communal gardens through the living room. Close to bus and rail transport links and offered with NO UPWARD CHAIN. The accommodation comprises a secure entry intercom system, private entrance hallway, good sized lounge diner and good sized kitchen coming off from the lounge diner. Also featuring modern shower room and a double bedroom with built in wardrobe and fitted drawer units. Benefiting from double glazing and economy 7 storage heating. The development boasts a walk-in communal hallway, opening into a communal lounge. There are communal laundry facilities and there is an on-site house manager and pulley cord system alert system. Offering communal parking.

Communal Entrance

The property is accessed via two sets of communal doors via a fobbed access into a communal area with communal lounge and laundry area.

Private Entrance

This ground floor property is accessed via a single wooden door, intercom system to wall, storage cupboard to wall and doors lead to all rooms.

Lounge

15' 4" x 10' 6" (4.67m x 3.20m)

Having an electric fireplace, electric storage heater, two wall lights, large window overlooking the rear of the property and French doors that lead to communal gardens and archway leading to kitchen.

Kitchen

7' 3" x 5' 4" (2.21m x 1.63m)

Comprising integrated units, four ring electric hob, electric oven, filter hood over, space for a free-standing fridge/freezer.

Main Bedroom

12' x 8' 8" (3.66m x 2.64m)

A rear facing bedroom overlooking the communal gardens, having built-in wardrobes, storage heater to wall and emergency cord.

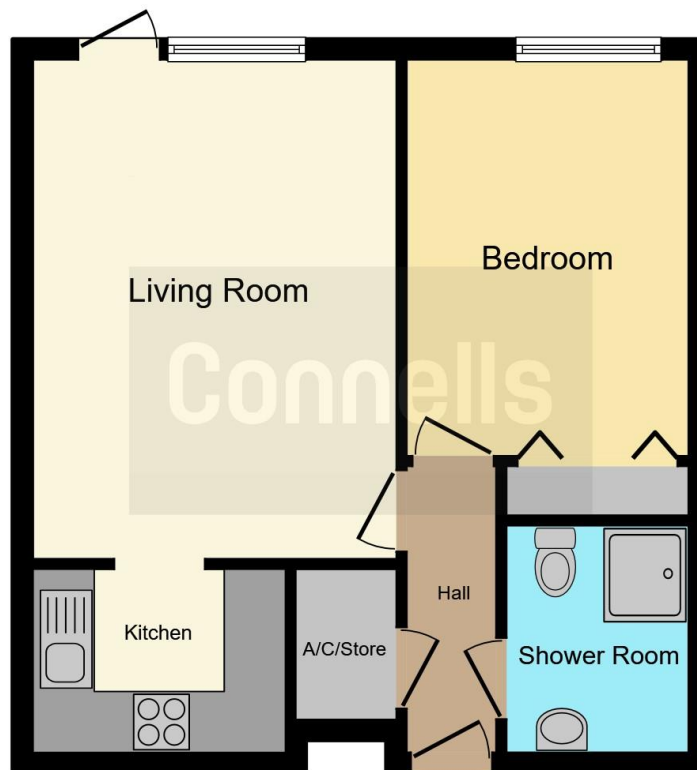
Main Shower Room

Features a shower cubicle, low level flush WC vanity hand wash basin with cupboard under, fitted floor to ceiling cupboards.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2896.00

Ground Rent:
 521.44

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311008

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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