



Tudor Court Midland Drive,  
Sutton Coldfield, B72 1TU

£125,000



£125,000



This superbly proportioned two double bed second floor retirement flat offers an excellent opportunity for purchasers being conveniently located close to Sutton Coldfield town centre and it's desirable amenities including shops, parks and superior transport links both road and rail.

With accommodation including a generous L shaped lounge dining room, fitted kitchen and contemporary shower room along with residents' lounge, communal gardens and laundry the property must be viewed at the earliest opportunity in order to avoid disappointment.

SUPERBLY PROPORTIONED SECOND FLOOR RETIREMENT FLAT

TWO DOUBLE BEDROOMS

ELEVATOR AND STAIRS ACCESS

CLOSE PROXIMITY TO TOWN CENTRE AMENITIES

EXCELLENT L SHAPED LOUNGE DINING ROOM

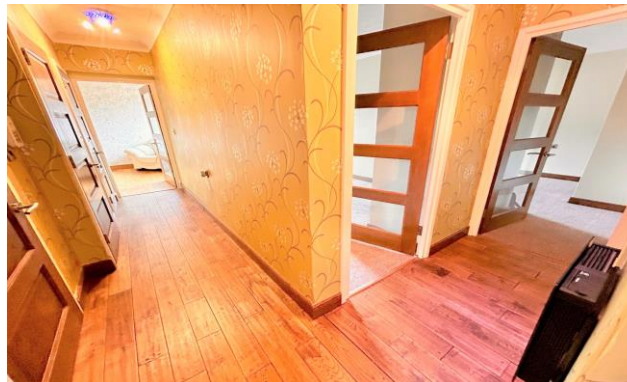
FITTED KITCHEN AND CONTEMPORARY SHOWER ROOM

COMMUNAL LOUNGE LAUNDRY AND GARDENS

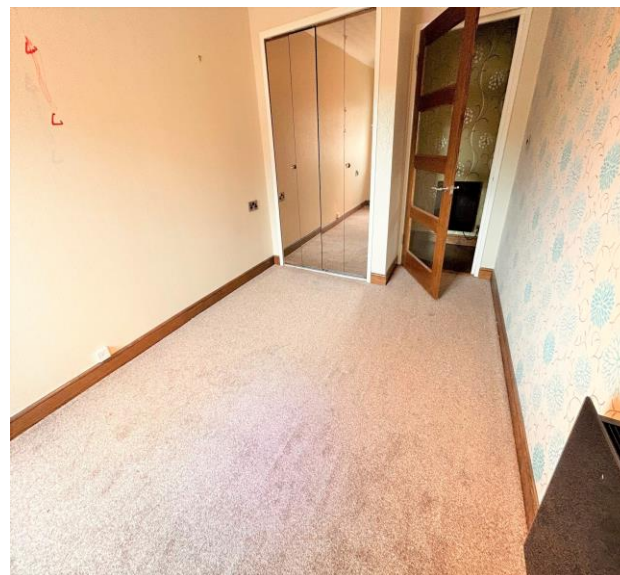
ON SITE MANAGEMENT AND EMERGENCY PULL CORDS

NO ONWARD CHAIN

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT







## Property Specification

**SUPERBLY PROPORTIONED SECOND FLOOR RETIREMENT FLAT  
TWO DOUBLE BEDROOMS**

### Hall

**Lounge/Dining Room 5.39m (17'8") x 4.81m (15'9") max**

**Bedroom 1 5.38m (17'8") x 3.50m (11'6")**

**Bedroom 2 4.37m (14'4") max x 2.63m (8'8")**

**Kitchen 2.79m (9'2") x 1.84m (6')**

**Shower Room 7' 7" x 5' 5" (2.31m x 1.65m)**

### **Agent's Note:**

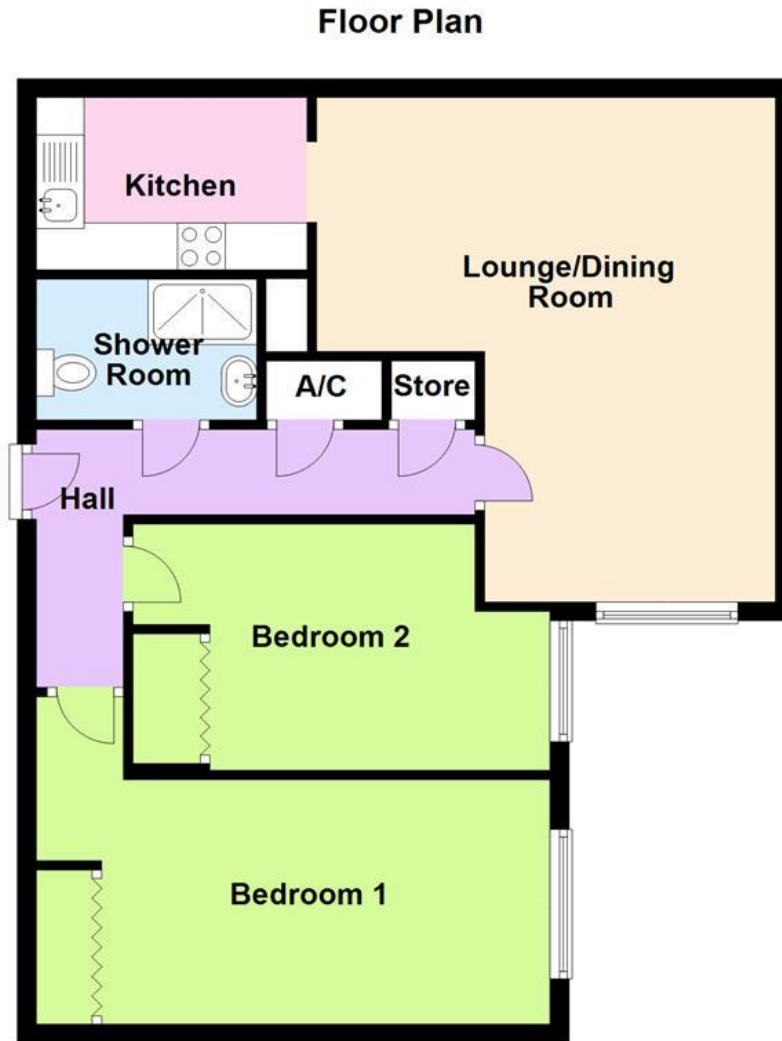
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Came on the market: 30th June 2023

### **Viewer's Note:**

Services connected:  
Council tax band: D  
Tenure: Leasehold 91 years remaining  
Ground Rent: £464  
Service Charge: £2579  
Restrictions: over 60's

# 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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

