



Midland Drive,  
Sutton Coldfield, B72 1TU

**£120,000**

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This superbly located recently improved two double bed first floor retirement flat offers an excellent opportunity for purchasers being conveniently positioned 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 well proportioned living room, fitted kitchen and bathroom along with access to a residents lounge, communal gardens and laundry whilst offering no onward chain the property must be viewed at the earliest opportunity in order to avoid disappointment.





### ***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: 11th November 2024

## ***Property Specification***

SUPERBLY LOCATED FIRST FLOOR RETIREMENT FLAT  
TWO DOUBLE BEDROOMS  
FITTED KITCHEN  
FAMILY BATHROOM  
ACCESS TO RESIDENTS LOUNGE, KITCHEN GARDENS AND  
LAUNDRY

### **Hall**

**Living Room 4.38m (14'4") x 3.56m (11'8")**

**Kitchen 2.22m (7'3") x 1.81m (5'11")**

**Bedroom 1 5.33m (17'6") x 2.64m (8'8")**

**Bedroom 2 4.38m (14'4") x 2.62m (8'7")**

### **Bathroom**

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

Services connected:  
Council tax band: D  
Tenure: Leasehold 91 years remaining, lease from  
Ground Rent: £580  
Service Charge: £4362  
Restrictions:

# Floor Plan

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

Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

