

Sutton Coldfield, B72 1TU

Offers Over £90,000

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Offering convenient access to local amenities, Tudor Court is well maintained with an onsite warden and communal areas.

Approached via stairs or lift from the communal entrance hall, inspection reveals an entrance hall with large storage cupboard.

The lounge to the fore of the development opens to the refitted kitchen area with a range of units. There are two bedrooms, both doubles, which boast fitted wardrobes and a refitted shower room, with walk in shower, sink with vanity unit and close coupled WC

Offered for sale this highly regarded retirement development close to the centre of Sutton Coldfield, this spacious, recently redecorated, FIRST FLOOR, two bedroom apartment offers well presented, secure accommodation with the added benefit of a communal lounge, laundry room, as well as a visitor suite for guests.



















## Property Specification

FIRST FLOOR APARTMENT IN THIS WELL REGARDED
DEVELOPMENT
TWO GOOD BEDROOMS
REFITTED SHOWER ROOM WITH WALK IN SHOWER
CLOSE TO SUTTON COLDFIELD TOWN CENTRE

Lounge 15' 5" x 10' 7" (4.70m x 3.22m)

Kitchen
7' 3" x 5' 8" (2.21m x 1.73m)

Bedroom One 14' 2" x 8' 11" (4.31m x 2.72m)

Bedroom Two 10' 9" x 8' 8" (3.27m x 2.64m)

Shower Room

### 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: 14th May 2021

#### Viewer's Note:

Services connected: Electric, Water & Drainage

Council tax band: D

Tenure: Leasehold 125 years 1 January 1989 years remaining,

lease from

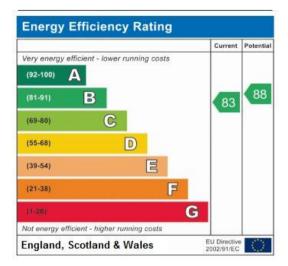
Ground Rent: £579 Service Charge: £3562 Restrictions: Age Over 60

# Floor Plan

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



## Energy Efficiency Rating



## **Map Location**

