



**Connells**

Tudor Court Midland Drive  
Sutton Coldfield





## Property Description

**\*\*NO CHAIN\*\*** A lovingly presented 2 bedroom first floor retirement apartment for the over 60's, offering great living space and opening up onto the pleasant communal gardens. Tudor Court, a McCarthy Stone development, offers safe and secure living for the over 60's, with an amazing community presence and weekly events and activities for residents. An on-site manager is present in the building, as well as 24 hour emergency Appello cord system inside the apartment itself, directly linked to a support team. A guest suite is available in the building for visitors, upon request, handy for visiting family members and friends, as well as a lovely communal area, kitchen and laundry room. Situated in the heart of Sutton Coldfield, just 0.3 miles to the shopping centre, this property is superbly located and offers a range of local amenities, including popular restaurants and high street shops and Sutton Coldfield Train Station is just 0.3 miles away, offering great travel links. The apartment itself features a good sized living room, leading through into a fitted kitchen and offers a dining space too. A generous main bedroom boasts plenty of storage space with deep, built-in wardrobes, adding to the already ample storage throughout the property. Beautifully landscaped and well maintained communal gardens and communal parking.

## Communal Reception

Having large communal lounge area, communal kitchen, communal laundry room and the guest suite that can be rented, the property is accessed via a wooden front door through into the apartment.

## Private Entrance Hall

The entrance hall features a security intercom system to wall, electric radiator to wall, built-in cupboard space to wall offering excellent storage space. Door leads to lounge.

## Lounge

15' 5" x 10' 7" ( 4.70m x 3.23m )

Having front facing window overlooking the communal gardens, electric fireplace with marble surround and electric heater to wall to wall. Open archway leads to the kitchen.

## Kitchen

7' 11" x 5' 4" ( 2.41m x 1.63m )

Comprising an electric hob and oven with filter hood over, space for a free standing fridge/freezer, integrated cupboard space and stainless steel sink and drainer unit

## Bedroom 1

15' 2" x 8' 11" ( 4.62m x 2.72m )

Having front facing window overlooking the communal gardens, two built-in wardrobes and electric radiator to wall

## Bedroom 2

10' 10" x 8' 9" ( 3.30m x 2.67m )

Having front facing window overlooking the communal gardens and built-in wardrobes.

## Bathroom

Comprising a large walk-in shower cubicle, low level flush WC, wash hand basin and cupboard space and wall mounted electric towel warmer radiator.

## Outside

## Communal Gardens & Parking

The property benefits from having well maintained communal gardens and communal parking



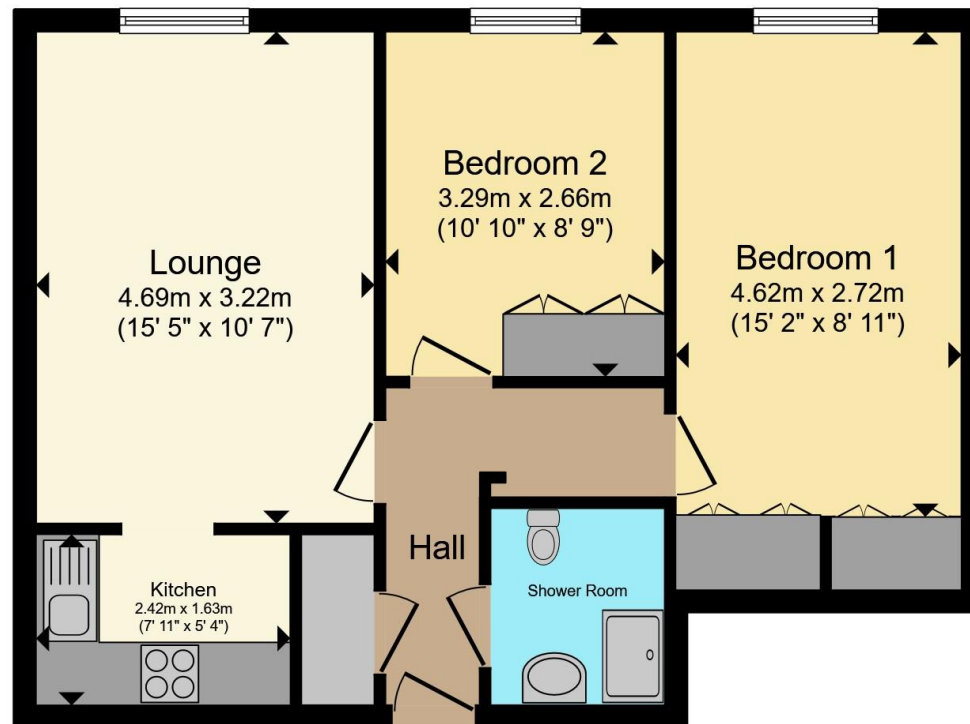












Total floor area 53.4 m<sup>2</sup> (575 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 4508.28

Ground Rent:  
 579.38

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311584](http://connells.co.uk/Property/SCO311584)**

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

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