Tudor Close , Sutton Coldfield, B73 6XQ

- Well-presented two-bedroom apartment in a convenient and sought-after location
- Good sized rooms throughout
- Bathroom
- Council Tax Band B
- Close to excellent shopping facilities at New Oscott, Boldmere and surrounding areas
- Off-road Parking
- Fitted Kitchen
- EPC rating C

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£120,000

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DESCRIPTION

Situated in a highly convenient and sought-after location, this well-presented two-bedroom apartment offers an excellent opportunity for first time buyers, downsizers or investors alike. Ideally positioned close to the excellent shopping and leisure facilities available at New Oscott, Boldmere and surrounding areas, the property also benefits from superb local transport links, providing easy access to Birmingham City Centre and beyond.

Internally, the apartment offers spacious accommodation throughout. The welcoming lounge creates a bright and sociable living space, ideal for both relaxing and entertaining, whilst the fitted kitchen provides a range of storage and preparation space. There are two generously sized bedrooms together with a well-appointed bathroom. Additional internal storage further enhances the practicality of the home.

Externally, the property benefits from off-road parking to the frontage for added convenience.

The property is leasehold with approximately 70 years remaining on the lease. The lease commenced on 24 September 1998 and runs until 19 December 2096, with the original term being 99 years from 19 December 1997. The current service charge is approximately £90 per calendar month. All leasehold information has been provided by the vendor and should be verified by a purchaser’s solicitor prior to exchange of contracts.

Offering an excellent blend of comfort, convenience and location, early viewing is highly recommended to fully appreciate the accommodation on offer. Strictly by appointment only.

Total floor area 61.5 sq.m. (662 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).
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Viewings

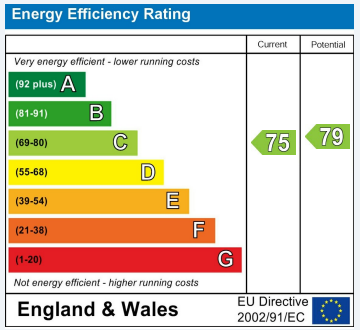
Please contact sutton@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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