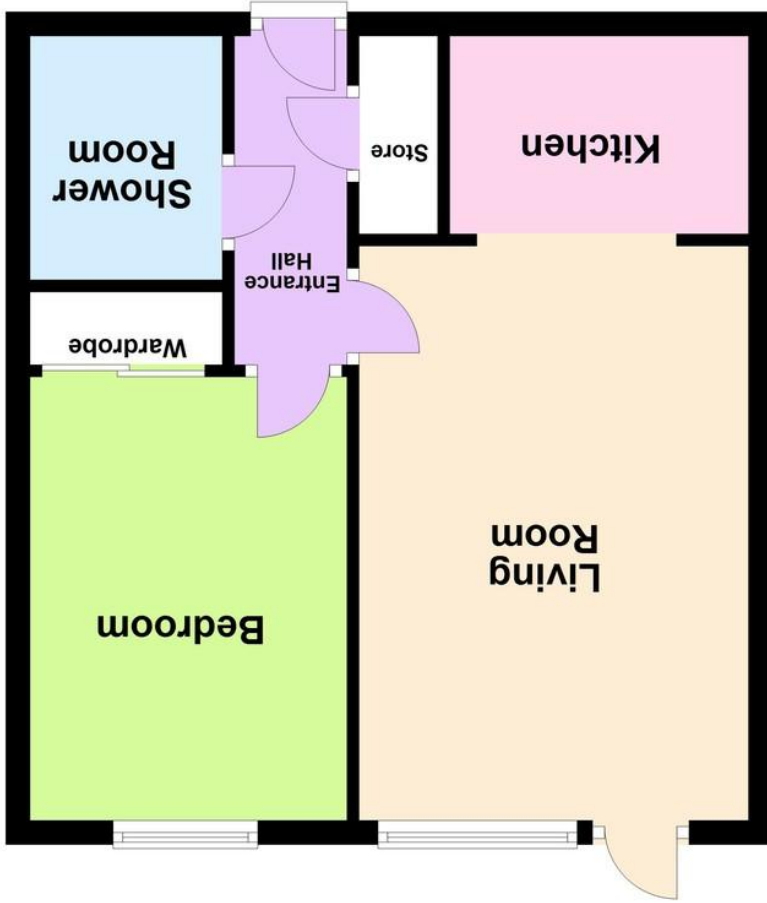
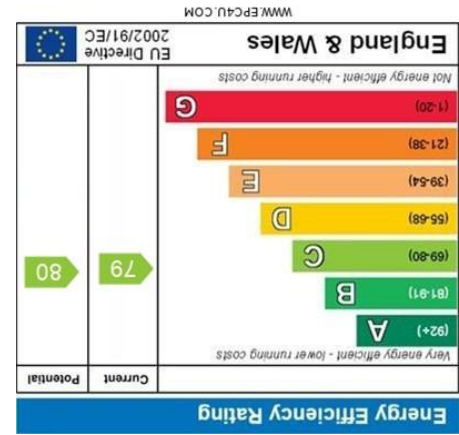


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- LOVELY GROUND FLOOR RETIREMENT APARTMENT
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- SPACIOUS LIVING ROOM



Tudor Court, 2 Midland Drive, Sutton Coldfield, B72 1TU

Offers in the region of £90,000





## Property Description

We are delighted to offer to the market this one bedroom ground floor retirement apartment situated within a highly sought after and most convenient Town Centre Location. Being ideally positioned off the main High Street and being on the doorstep for excellent public transport links by both bus and rail and superb shopping and leisure facilities within the Town Centre. Offering Independent living the development has a communal lounge with guest and laundry facilities, there are well maintained communal areas and entrance to the apartment. Once inside there is a hallway with a useful storage cupboard, a lounge with an archway through to the fitted kitchen, there is a bedroom with fitted wardrobe and a modern shower room.

Offering secure living for the over 60's early inspection is strongly advised to avoid any disappointment. The property is available with no upward chain.

ENTRANCE HALL Providing access to living areas.

LIVING ROOM 16' 11" x 10' 7" (5.16m x 3.23m) Having window to rear, patio door to communal garden, ceiling light and power points.

KITCHEN 5' 5" x 7' 4" (1.65m x 2.24m) Having a range of wall and base units, cooker, ceiling light and power points.

BEDROOM ONE 12' 1" x 8' 8" (3.68m x 2.64m) Having window to rear, fitted wardrobe, ceiling light and power points.

SHOWER ROOM 6' 8" x 5' 3" (2.03m x 1.6m) Having walk in shower, low level wc, wash basin and ceiling light.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for EE, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-  
 Broadband Type = Standard Highest available download speed 19 Mbps.  
 Highest available upload speed 1 Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps.  
 Highest available upload speed 20 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps.  
 Highest available upload speed 220 Mbps.  
 Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 90 years remaining. Service Charge is currently running at £2,907 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £544 per annum and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

