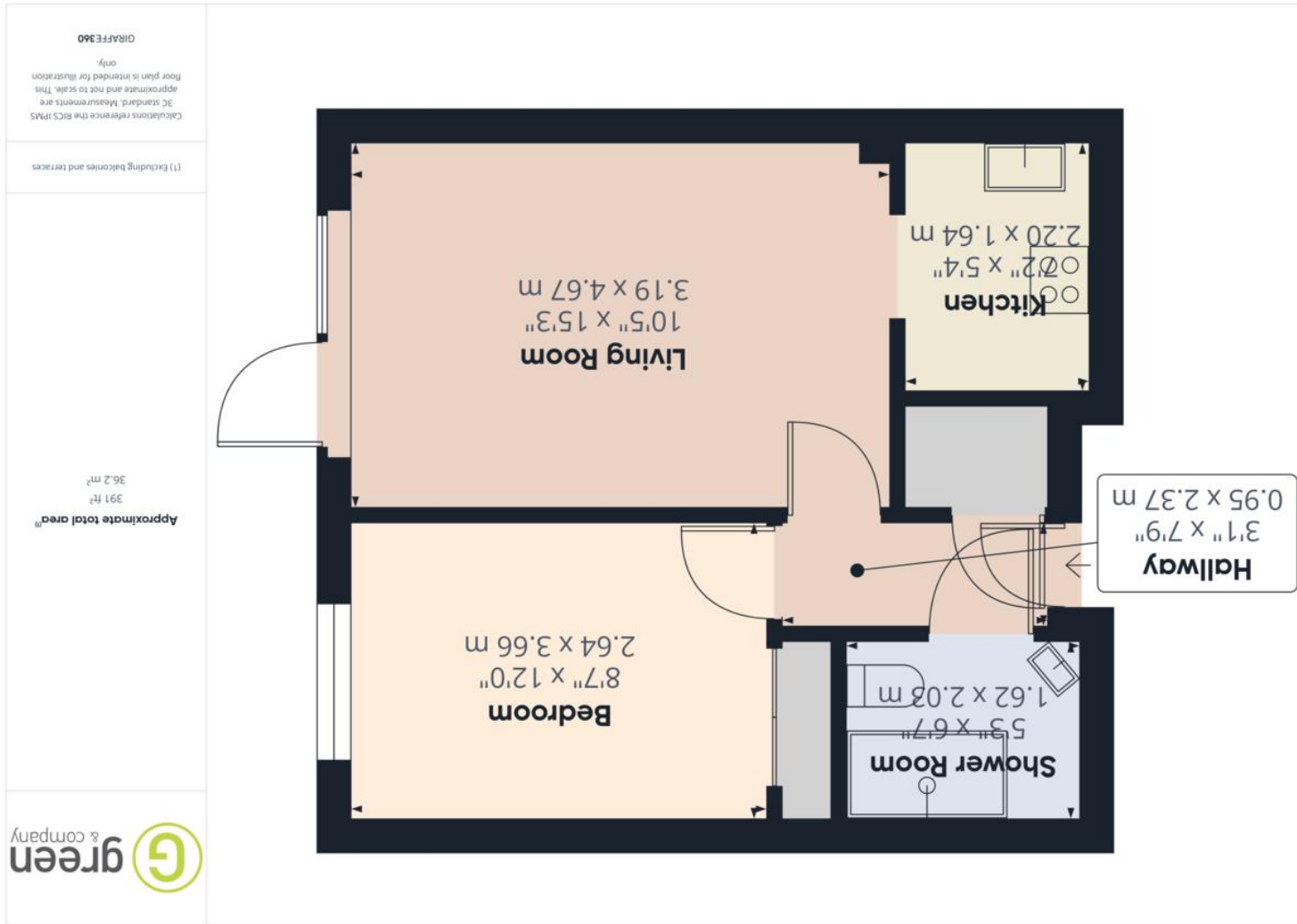
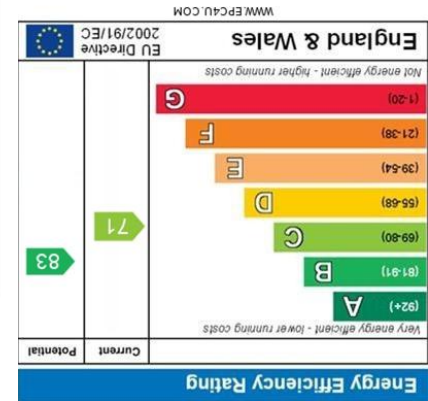


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- ONE BED RETIREMENT HOME
- GROUND FLOOR
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- TOWN CENTRE LOCATION

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

£78,000



## Property Description

### NO ONWARD CHAIN

Green and Company are delighted to offer to the market this beautifully presented one bedroom ground floor retirement apartment situated within a highly sought after and most convenient town centre location. Being ideally placed for many excellent shopping and leisure facilities at Sutton Coldfield Town centre, superb road and rail links and offers independent living within a secure over 60's development. Facilities include a large communal lounge with various activities, a laundry room and well maintained and manicured gardens.

Apartments of this size and standard within this particular development are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief that accommodation comprises:

**ENTRANCE HALL** Providing access to living areas.

**LIVING ROOM** 10' 5" x 15' 3" (3.18m x 4.65m) Carpeted and having double glazed window to front, double glazed French door to front, ceiling light and power points.

**KITCHEN** 7' 2" x 5' 4" (2.18m x 1.63m) Having a range of wall and base units, cooker, hob, fridge, freezer, ceiling light and power points.

**BEDROOM** 8' 7" x 12' 0" (2.62m x 3.66m) Carpeted and having double glazed window to front, fitted wardrobes, ceiling light and power points.

**SHOWER ROOM** 5' 3" x 6' 7" (1.6m x 2.01m) Having walk in shower, low level wc, wash basin and ceiling light.

Council Tax Band B - Birmingham City Council

Utility Supply  
 Electric - Mains  
 Gas - N/A  
 Water - Mains  
 Heating - Electric heaters  
 Sewerage - Mains

### Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

Predicted mobile phone coverage and broadband services at the property.

### Mobile coverage for:

EE and Three - good in-home and outdoor  
 O2 and Vodafone - good (outdoor only)

Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 1.20 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800 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 88 years remaining. Service Charge is currently running at £3000 and is reviewed (to be confirmed). The Ground Rent is included in the service charge. 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991