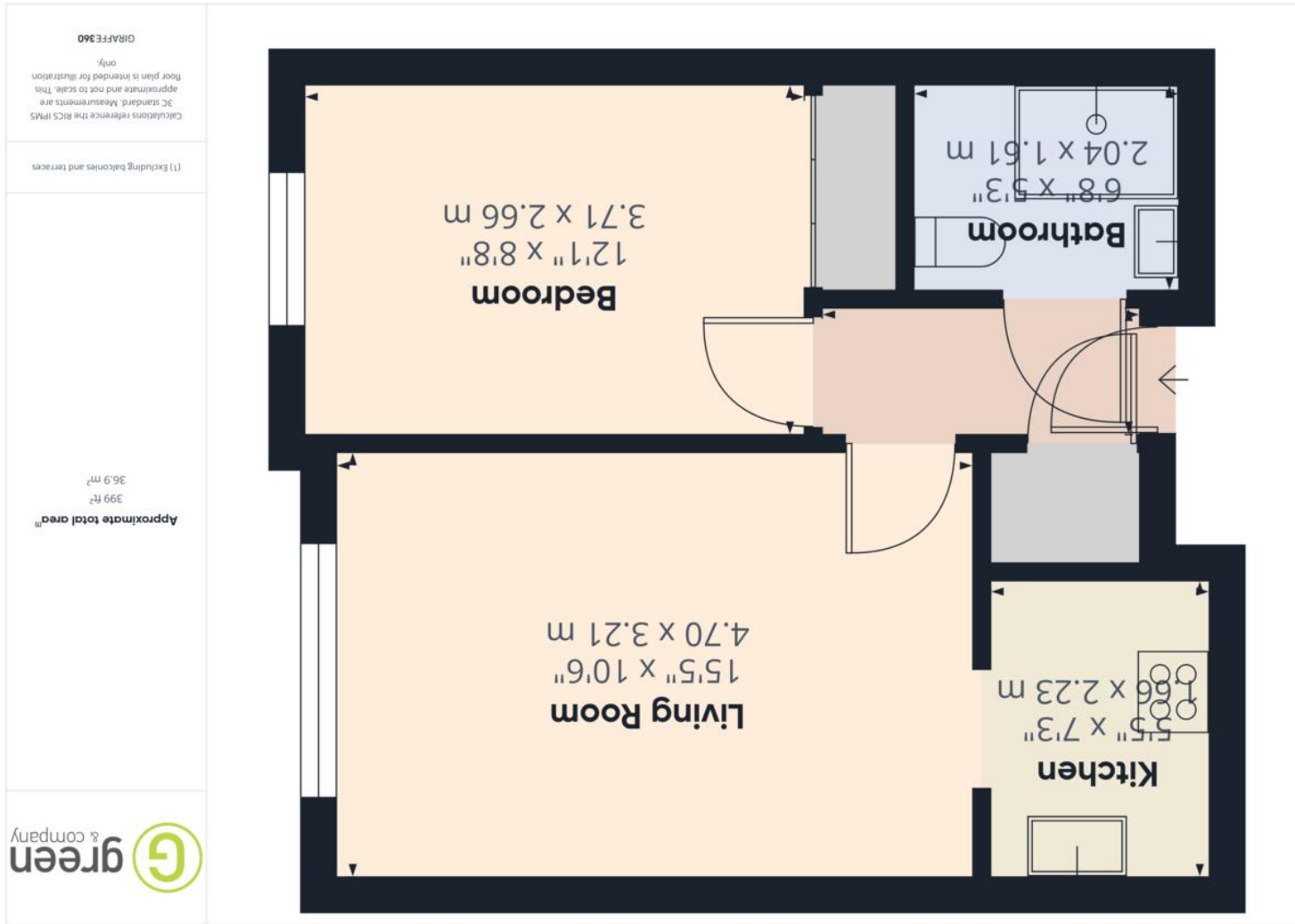


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY
 "How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- ONE BEDROOM OVER 60s RETIREMENT APARTMENT
- VIEWING RECOMMENDED
- SECOND FLOOR
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

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

Offers In Excess Of
 £55,000



Property Description

NEW TO MARKET is this wonderful one bedroom apartment within the highly sought after Tudor Court. This property is ready for immediate occupation and is in great condition. With its convenient location and being ideally situated for many excellent shopping facilities at Sutton Coldfield town centre. 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 all living areas.

LIVING ROOM 15' 5" x 10' 6" (4.7m x 3.2m) Carpeted, double glazed window to rear, electric heater, ceiling light and power points.

KITCHEN 5' 5" x 7' 3" (1.65m x 2.21m) Having tiled flooring, a range of wall and base units, cooker, electric hob, ceiling light and power points.

BEDROOM 12' 1" x 8' 8" (3.68m x 2.64m) Carpeted, double glazed window to rear, electric heater, fitted wardrobes, 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, heated towel rail and ceiling light.

Council Tax Band C - Birmingham City Council

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

Flood Risk

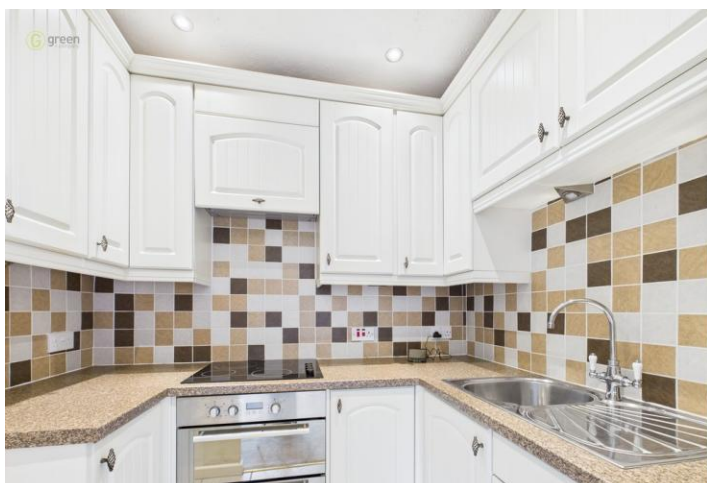
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

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 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 99 years remaining. Service Charge is currently running at £2896 and is reviewed annually. The Ground Rent is currently running at £463.50 and is reviewed annually. 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

