

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A lovely retirement property
- * Located in the centre of Sutton Coldfield
- * Generous living room with door to communal gardens
- * Fitted kitchen
- * Spacious double bedroom
- * Re-fitted shower room
- * Facilities including residents lounge
- * Communal guests bedroom



9 Tudor Court, Midland Drive, Sutton Coldfield, B72 1TU—Asking Price £99,950

This is a lovely retirement property, offering independent living for the over 60's, located on the ground floor of Tudor Court. The property is leasehold & council tax band C. The interiors are well presented throughout and include entrance hall, generous lounge/dining room with door out to lovely communal gardens and archway through to kitchen with fitted units, there is an excellent double bedroom and re-fitted shower room. The development is perfectly located in the centre of Sutton Coldfield and has many amenities within including a residents lounge, guests bedroom and laundry.

Access is via a secure entrance leading to apartment 9, timber reception door into:

ENTRANCE HALL Coving to ceiling, door into full height store cupboard and further doors to bedroom, shower room and

LOUNGE 15'4" x 10'6" A lovely generous room with double glazed window system to rear including door out to communal garden, coving to ceiling, storage heater, stylish fire surround with fitted decorative living flame effect fire, open archway through to:

KITCHEN 7'3" x 5'5" Having a range of drawer, base and eye level cupboards, four ring electric hob with electric oven under and extractor hood over, integrated fridge with small freezer, stainless steel sink and drainer, worksurface, tiling to splashbacks

BEDROOM 12'1" x 8'9" An excellent double bedroom with coving to ceiling, built in wardrobe, storage heater and double glazed window to rear offering glorious garden views

SHOWER ROOM An excellent modern style shower room with white sink with vanity below, large shower cubicle with fitted shower, close coupled WC, modern style tiling to walls and floor, coving to ceiling, double glazed patterned window, chrome ladder style radiator/towel rail



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	62 d	
39-54	E		
21-38	F		
1-20	G		



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

As per sales particulars.
Recommended via Acres on 0121 321 2101.

We have been informed by the vendors that the property is Leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

