

ACRES

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- ◆ Ground Floor Leasehold Apartment
- ◆ Lovely Retirement Property
- ◆ Located in the centre of Sutton Coldfield
- ◆ Generous living room with door to communal gardens
- ◆ Fitted kitchen
- ◆ Spacious double bedroom
- ◆ Shower Room
- ◆ Facilities including residents lounge
- ◆ Site Manager, intercom system and car park



10 Tudor Court, Midland Drive, Sutton Coldfield, B72 1TU ~ Offers around £112,950

This is a wonderful leasehold apartment, council tax band C that offers independent living for the over 60's. The location works perfectly as it is very close to Sutton Coldfield's bustling town centre including shops, restaurants and cross city railway line. This apartment is situated on the ground floor with a door out to the beautifully manicured communal gardens. The apartment offers very well presented interiors including entrance hall, lovely generous living room with open access to a fitted kitchen, large double bedroom with fitted furniture and shower room. The residential development has a residents lounge, Site Manager, intercom system, car park and communal gardens. EPC rating C.

Access is via a secure intercom and communal porch, the property is situated on the ground floor

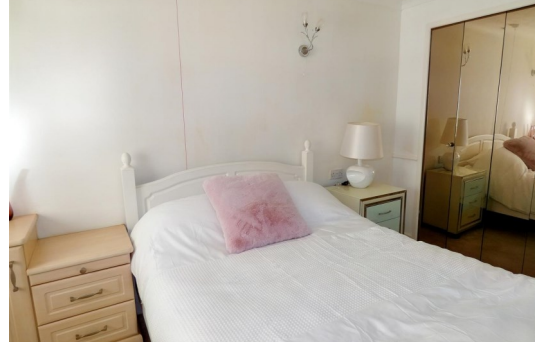
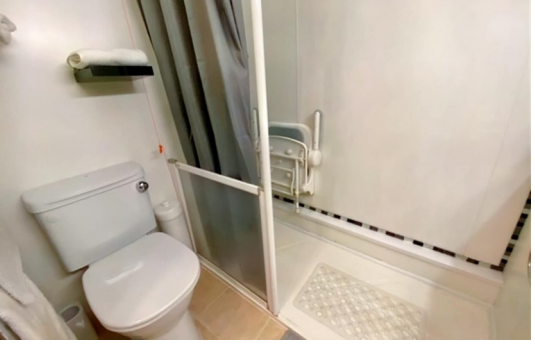
HALLWAY With store cupboard and doors leading to, Bedroom and Shower Room

LOUNGE 18'00" x 10'06" Generous sized lounge with feature fire surround housing electric coal effect fire, coving to ceiling, double glazed window and door giving access to communal rear garden, electric radiator and arch door way into:

KITCHEN 5'04" x 7'03" With a range of base and wall units, stainless steel sink and drainer, electric oven with extractor hood over, space for fridge/freezer, coving to ceiling, double glazed window

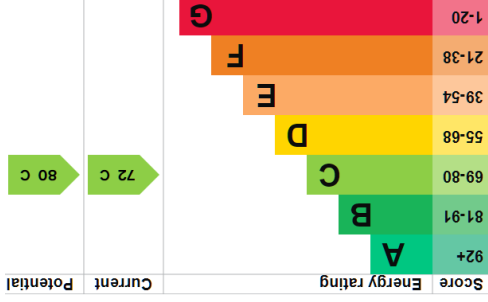
BEDROOM 14'01" max to wardrobe front 12'00" min x 8'08" A double bedroom with fitted wardrobe and a range of fitted furniture to include mirror fronted double wardrobes and dressing table, coving to ceiling, electric radiator, double glazed window to rear overlooking the communal garden area

SHOWER ROOM 5'02" x 6'07" max White WC and hand was basin set into a vanity unit with tiled surface and splash back, self contained shower cubicle with assisted fitted seat



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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 floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

