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Flat 30 Tudor Court, 2 Midland Drive, Sutton Coldfield,  
West Midlands, B72 1TU

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**Flat 30 Tudor Court, 2 Midland Drive,  
Sutton Coldfield, West Midlands, B72  
1TU**

**£80,000**

An exceptional retirement flat set in a popular over 60's retirement complex, in close proximity to Sutton Town Centre and a short distance to Sutton Train Station and local amenities. Internal inspection is recommended. The property benefits from no upwards chain and consists of an entrance hall, bright lounge, well appointed kitchen, double bedroom with fitted wardrobe, modern shower room, and views from lounge and bedroom are over the well-maintained communal gardens. There is communal parking. The apartment offers independent living and the development benefits from use of a communal lounge, guest and laundry facilities. The property must be viewed and in more detail the accommodation comprises:



**ENTRANCE HALL**

Having electric wall mounted heater, coving, ceiling light point, built in storage cupboard and doors to:

**LOUNGE**

17' 5" x 10' 7" (5.31m x 3.23m) Having feature fireplace with marble hearth and surround and electric coal effect fire, coving, wall light points, double glazed window to rear with views over communal gardens, electric wall mounted heater and archway to kitchen.

**KITCHEN**

5' 4" x 7' 4" (1.63m x 2.24m) Having a range of built in base cupboards and drawers with work tops above, acrylic single sink drainer unit, wall cupboards, half tiled walls, coving and double glazed window to side.

**BEDROOM**

14' x 8' 8" (4.27m x 2.64m) Having double glazed window to rear overlooking the rear gardens, electric wall mounted heater, built in wardrobes with mirrored doors and wall light points.

**SHOWER ROOM**

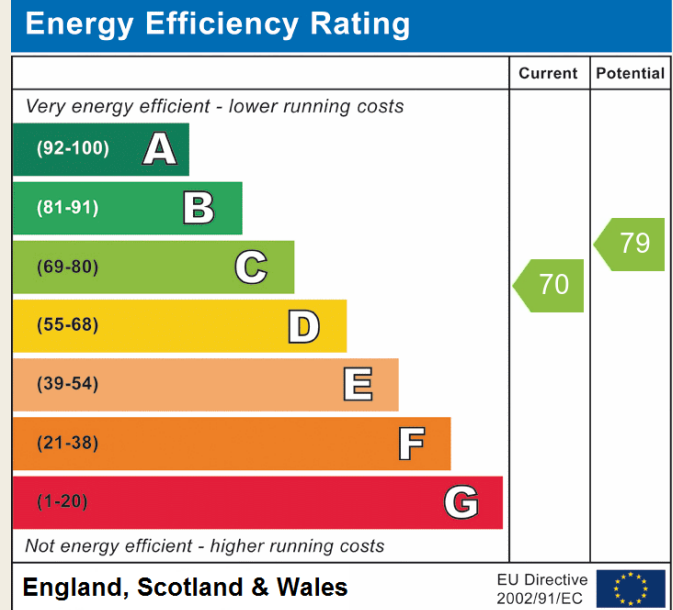
6' 8" x 5' 3" (2.03m x 1.6m) Having a fully tiled walk-in shower cubicle, vanity wash hand basin, close coupled WC, extractor fan, full tiling to walls and ceiling light point.

**OUTSIDE**

There are attractive well maintained communal gardens, grounds and communal parking.

**COUNCIL TAX**

Band C





## TENURE

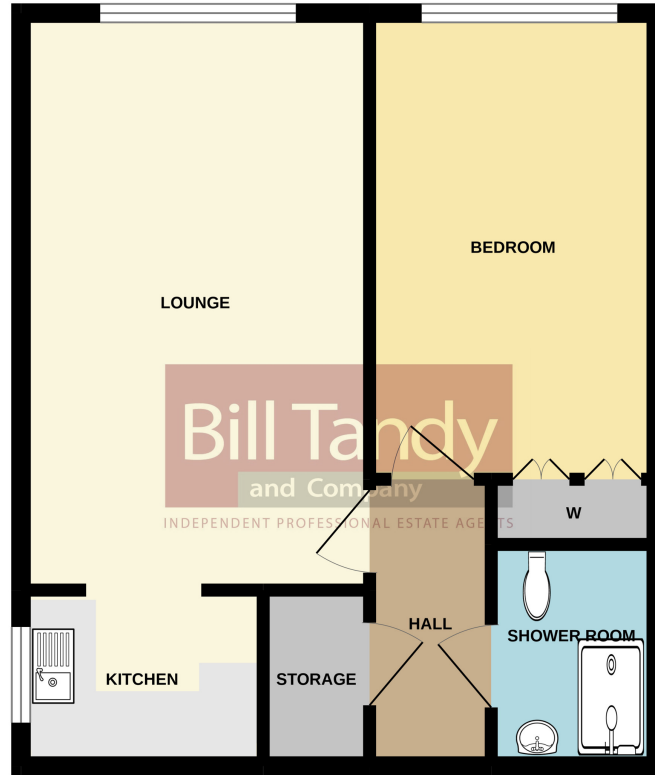
The Agent understands that the property is leasehold with approximately 94 years remaining. Service Charge is currently running at £1194 per 6 months and Ground Rent is currently running at £260 per 6 months. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or [fouroaks@billtandy.co.uk](mailto:fouroaks@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



30 TUDOR COURT, 2 MIDLAND DRIVE, SUTTON COLDFIELD B72 1TU

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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