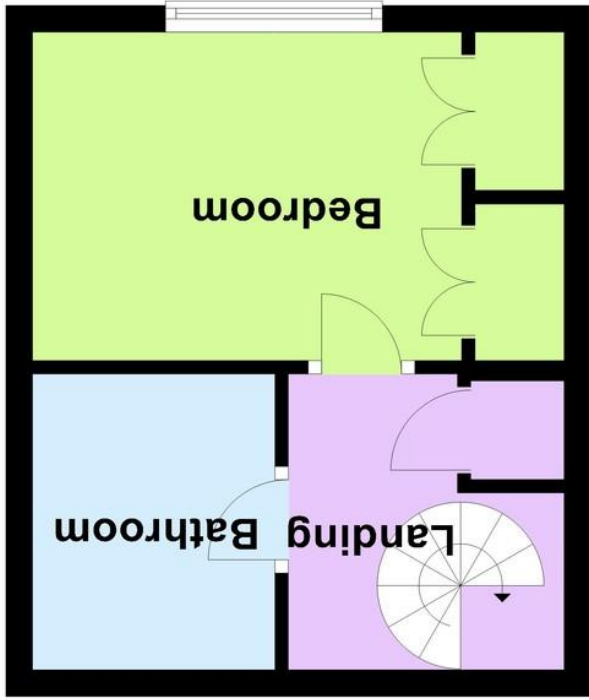
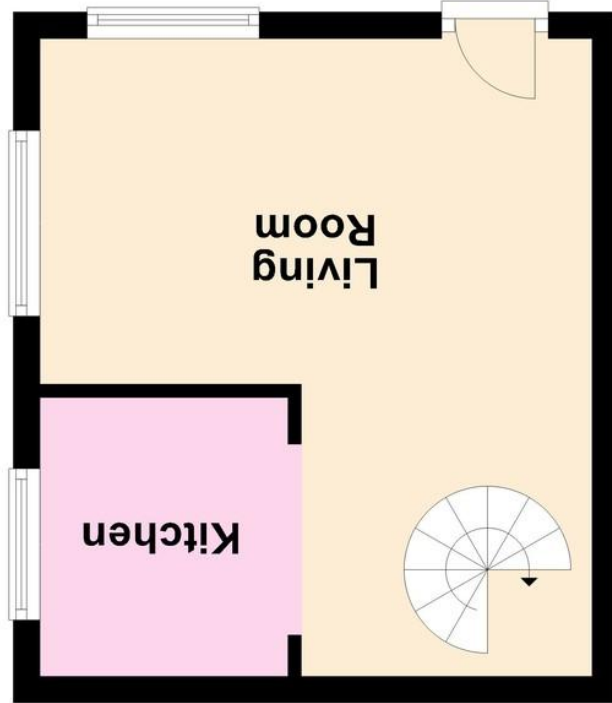


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



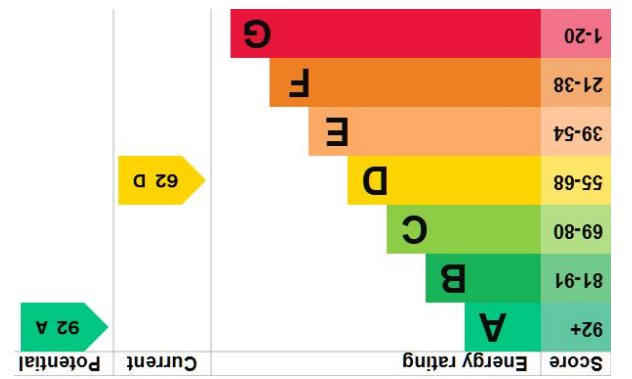
Ground Floor

LEGAL READY

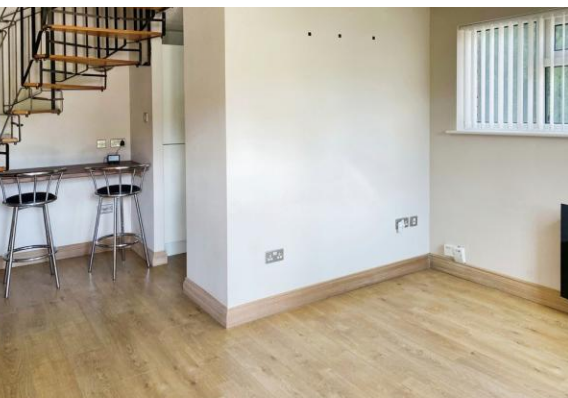
"How does this help me?"

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.



Walmley | 0121 313 1991



- A WELL PRESENTED ONE BEDROOM TOWN HOUSE
- SPACIOUS LIVING ROOM
- MODERN RE-FITTED KITCHEN
- DOUBLE BEDROOM**BATHROOM
- ALLOCATED PARKING SPACE



51 Fledburgh Drive, New Hall, Sutton Coldfield, B76 1ED

Offers In Excess of £150,000

Property Description

DRAFT SALES DETAILS A WAITING VENDOR APPROVAL

IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT OPPORTUNITY - This well presented FREEHOLD one bedroom town house occupying this popular residential location situated in a quiet neighbourhood with an array of public transport links at its doorstep. It's surrounded by a myriad of green spaces, walking and cycling routes, making it perfect for those who enjoy a peaceful and active lifestyle. The convenience of this location truly sets it apart, offering the perfect blend of city living and natural charm. Perfect for first-time buyers or savvy investors, this home is a gem waiting to be discovered and is available with NO UPWARD CHAIN.

The interior of the property is elegantly designed and well-maintained, offering a spacious reception room that provides a welcoming atmosphere for both relaxation and socialization. The kitchen is also well-appointed, perfect for those who love cooking. The property further benefits from a comfortable double bedroom and a modern bathroom, completing the package for an ideal living space.

In summary, this property offers an excellent opportunity to acquire a beautifully maintained home in a prime location. With its double bedroom, spacious living room, modern kitchen, and bathroom, it provides an excellent living environment for those starting their property journey or for investors looking to expand their portfolio. This property is not only a home, but an investment into a lifestyle of tranquility and convenience.

Outside to the front the property the property is set back behind a neat fore garden with pathway, there is an allocated parking space, and a useful brick built garden store.

LIVING ROOM 15' 08" max 8' 05" min x 13' 07" max 7' 02" min (4.78m x 4.14m) Having double glazed windows to front and side elevation, wall mounted electric heater, wood flooring, fitted breakfast bar, feature spiral staircase leading off to first floor accommodation and opening through to kitchen.

KITCHEN 6' 10" x 6' 02" (2.08m x 1.88m) Having being refitted with a modern range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, fitted halogen hob with extractor hob over, electric cooker beneath, integrated fridge/freezer, integral washing machine, double glazed window to side elevation, wood flooring.

FIRST FLOOR LANDING A approached by a spiral stair case having airing cupboard housing hot water cylinder and shelving, doors off to bedrooms and bathroom.

BEDROOM 13' 07" to wardrobes x 8' 01" (4.14m x 2.46m) Having a range of built in double wardrobes, wall mounted electric heater, double glazed window to front elevation.

BATHROOM Having a white suite comprising a panelled bath with electric shower over with fitted shower screen, pedestal wash hand basin, low flush WC, wall mounted electric heater and opaque double glazed window to side elevation.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data limited availability for EE. Voice and data likely to be available for Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 39 Mbps.

Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

Networks in your area - Openreach & Virgin Media

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.

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 freehold. 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

