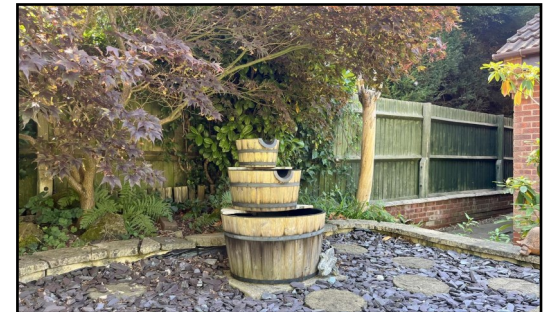


# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- THREE BEDROOMS
- BUNGALOW
- LARGE LIVING ROOM
- SUPERB KITCHEN
- S T U N N I N G BATHROOM
- POPULAR LOCATION
- GARAGE
- DRIVEWAY
- NO CHAIN



***34 FLEDBURGH DRIVE, WALMLEY, B76 1ED ~ Price Guide £300,000***

**\*\*FOR SALE VIA MODERN METHOD OF AUCTION\*\***

Acres are proud to offer for sale this incredible semi detached bungalow that is located in Sutton Coldfield. It is a freehold property and council tax band D. The location is wonderful and includes excellent room sizes throughout including very spacious lounge and kitchen. There is an inner hallway leading to the master bedroom and two further bedrooms and bathroom. Outside is a fore garden with space for parking and access to a garage. To the rear is a well manicured garden with patio area. This is a very special property that should be viewed internally to appreciate all that is on offer. EPC Rating D.

Access is via a fore garden offering space for a vehicle and access to garage front

**ENCLOSED PORCH:**

Having double glazed windows and double glazed reception door, tiling to floor and door into:

**LIVING ROOM: 17'7 (max) / 12'4 (min) x 17'6 (max) / 9'5 (min):**

A very spacious living room with wooden flooring, coving to ceiling, three radiators, double glazed window to front, door into storage cupboard housing wall mounted boiler, door into bedrooms and kitchen

**KITCHEN: 11'7 x 9'2:**

Having a range of drawer, base and eye level cupboards, work surfaces, tiling to part walls, four ring gas hob, integrated oven, space and plumbing for washing machine and dishwasher, space for fridge and freezer, double glazed window to front, door to side and wall-mounted electric fan extractor

**INNER HALLWAY:**

With door into airing cupboard, cloaks cupboard, radiator and doors into:

**BEDROOM ONE: 11'7 (max) / 9'6 (to wardrobe fronts) x 9'3 (max) / 7'5 (to wardrobe fronts):**

Having fitted wardrobes and drawers around the room, double glazed window to rear and radiator

**BEDROOM TWO: 12'5 (max) / 10'6 (to wardrobe fronts) x 9'5**

Having fitted wardrobes, double glazed window to rear and radiator

**BEDROOM THREE: 9'5 x 7'9:**

Having double glazed window to rear and radiator

**BATHROOM:**

Having stylish tiling to part walls and floor, electric walk-in shower, bath, wash hand basin set into vanity unit, WC, spotlights to ceiling, towel rail / radiator, opaque window to side

**OUTSIDE:**

A wonderful garden with block paving for seating area and fore garden with plants and shrubs and outside tap

**GARAGE: 16'5 x 9'8: (Please check the suitability for your own vehicle use)**

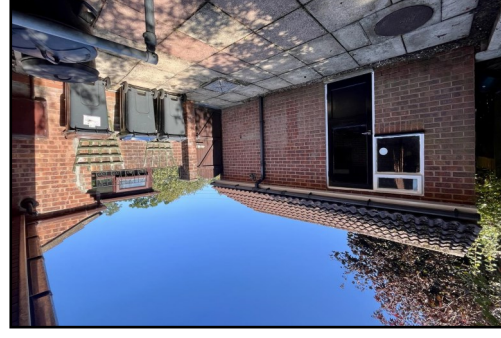
With up and over door, light and power



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



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.



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

VIEWING:

COUNCIL TAX BAND:  
FIXTURES & FITTINGS:

D  
As per sales details.

Recommended via Acres on 0121 313 2888

TENURE:

We have been informed by the vendors that the property is Freehold. (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.

