

ACRES

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- * For Sale Via Modern Method of Auction
- * First floor studio apartment
- * Fitted kitchen with seating
- * Walk-in area having storage
- * Renewed & impressive shower room
- * View over New Hall Valley Country Park
- * Access to local amenities & transport
- * Secure side intercom/door release system
- * Subject to Reserve Price / Buyers fees apply
- * View, Bid & Buy / Online Bidding Available
- * Priced to Sell / Fixed Timescales for Exchange and Completion
- * Buy with Finance
- * **BID ON ME**



129, FLEDBURGH DRIVE, NEW HALL, B76 1FA ~ Guide Price £60,000

***** Offered for sale via Modern Method of Auction***** Tucked in an enviable position having direct view over New Hall country park, this well-composed, first floor and leasehold studio apartment benefits from access to local shopping amenities and facilities within close proximity. Set upon a popular estate, Reddicap hill provides ease of commute into Sutton Coldfield town centre whilst also offering a restaurant, café and daily essentials at the very peak of the hill. New Hall Valley Park together with its vast natural habitat and beauty can be accessed immediately from the property's position, making this a suitable candidate for those looking for social and exercise opportunities. Educational offerings can be found near to the home's position, readily available bus services are obtainable on Reddicap Hill & Coleshill Road. Benefitting from the provision of electric heating and PVC double glazing (both where specified), the home makes an ideal first purchase for those stepping onto the ladder, downsizers, or investors. We have been advised by our vendor the current leasehold term is 78 years remaining, service charge of £1077.14 per annum and ground rent of £57.20 per annum (we advise prospective purchasers to confirm terms with their acting solicitor). Currently briefly comprising: canopy porch area having side intercom/door release system into the communal hall, a door to the rear of the block is provided having stairs off to first floor and into the accommodation via a wooden door. Internally, an attractive lounge space together with bedroom can be immediately found, access is provided to a kitchen and walk-in storage/wardrobe area, progressing into a renewed shower room. To fully appreciate the home on offer, its scope for personalisation and improvement, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a paved path having mature lawns to side, access is gained into the accommodation via a secure side intercom / door release system and provides access into:

COMMUNAL ENTRANCE HALL:

Doors lead back to fore and to rear, stairs off to first floor, access into the property via a wooden door.

STUDIO AREA / LOUNGE & BEDROOM: 14'7 x 8'8:

PVC double glazed windows to fore, electric wall-mounted radiator, obscure glazed door leads to walk-in, access is provided into:

FITTED KITCHEN: 8'7 x 6'1:

PVC double glazed windows to rear, wall and base units with recesses for free-standing cooker, fridge / freezer and washing machine, edged work surfaces having stainless steel sink drainer unit, recess for bar stools, tiled splashbacks, door to storage cupboard, access is provided back to lounge / bedroom.

WALK-IN: 6'10 x 3'11:

Space for storage and chest of drawers, glazed door back to lounge / bedroom, access is provided into:

SHOWER ROOM:

PVC double glazed obscure window to rear, suite comprising low level WC, wash hand basin and step-in shower cubicle having glazed bi-folding door, tiled splashbacks, access back to walk-in.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



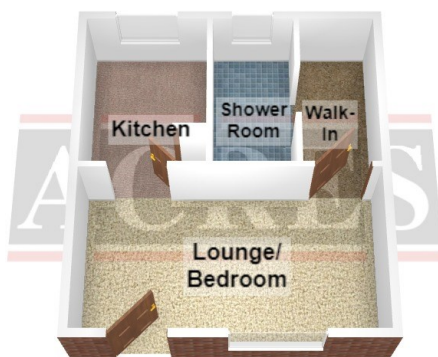
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

- TENURE:** 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)
- COUNCIL TAX BAND:** A
- FIXTURES & FITTINGS:** As per sales details.
- VIEWING:** Recommended via Acres on 0121 313 2888

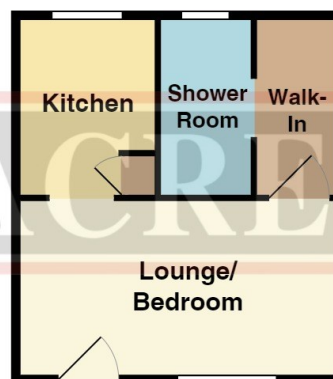


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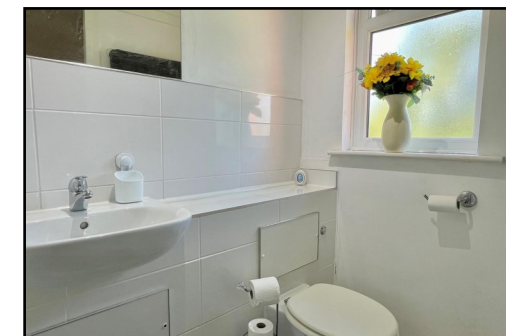
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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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AWAITING EPC RATING