



- Three bedroomed, detached family home
- Well-appointed shower room
- Spacious family lounge
- Fitted breakfast kitchen
- Multivehicle drive to fore
- Single, recessed garage
- Lawned rear garden with paving
- No onward chain
- Close to shopping amenities
- New Hall Valley nearby



CRECY CLOSE, NEW HALL, B76 1DQ - OFFERS OVER £350,000

Set within the ever-popular New Hall Estate, this three-bedroomed, detached and freehold bungalow occupies a highly sought-after position within Sutton Coldfield. The home boasts beautifully proportioned interiors throughout, complemented by a generous and deceptively sized plot, creating an excellent opportunity for a range of buyers seeking space, comfort and location. The home is ideally positioned within walking distance of the outstanding natural beauty of New Hall Nature Reserve, while everyday shopping facilities can be found nearby on Reddicap Heath Road. Further amenities are easily accessed via the many readily available bus services, providing convenient travel into Sutton Coldfield Town Centre, Walmley and Mere Green. Further benefits include gas central heating and PVC double glazing (both where specified). The property's lengthy period of ownership is a true testament to the standard of care and attention it has received, having been tastefully and thoughtfully maintained throughout. Internal accommodation briefly comprises an entrance porch, a welcoming family lounge, a fitted breakfast kitchen, and three bedrooms. Two of the bedrooms offer excellent versatility, lending themselves to use as a walk-in dressing room, home office or a dedicated dining room, with patio doors opening directly onto the rear garden. A delightful and well-appointed shower room completes the internal layout. Externally, a multi-vehicle driveway leads to the property and provides access to a recessed single garage positioned to the side. To the rear, an impressively sized garden offers a combination of lawn and paved areas, ideal for outdoor dining. To fully appreciate the space, condition and desirable location on offer, an internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular block paved drive with raised lawn and mature shrubs and bushes to side, access is gained into the accommodation via a PVC double glazed, stained glass door with window to side into:

PORCH / ENTRANCE HALL: Space is provided for storage, internal doors open to:

FAMILY LOUNGE: 16'11 x 11'02: PVC double glazed bow window to fore with further window to side, space for complete lounge suite, radiator, internal doors open back to entrance hall as well as inner hall, further door to:

FITTED BREAKFAST KITCHEN: 16'05 x 7'10: PVC double glazed window to side, having obscure door opening to drive, matching wall and base units with recesses for washing machine, fridge and oven, edged work surface with stainless steel sink drainer unit, tiled splashbacks, space for breakfast table and chairs, radiator, door back to family lounge.

INNER HALL: Doors open to three bedrooms, a family shower room and storage.

BEDROOM ONE: 13'06 x 8'02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door to inner hall.

BEDROOM TWO: 11'00 x 8'05: PVC double glazed patio doors open to rear garden, space for double bed and complementing suite, radiator, door to inner hall.

BEDROOM THREE / OFFICE: 7'11 x 7'09: PVC double glazed window to side, space for bed and complementing suite, radiator, door to inner hall.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle, low level WC and pedestal wash hand basin, panelled splashbacks, radiator, door to inner hall.

REAR GARDEN: Paving advances from the accommodation and leads to a raised lawn offering further mature shrubs and bushes to perimeters, as well as multiple dining and entertaining areas, with access being given back into the home via PVC double glazed sliding patio doors to bedroom two, with a door also opening to:

GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore.

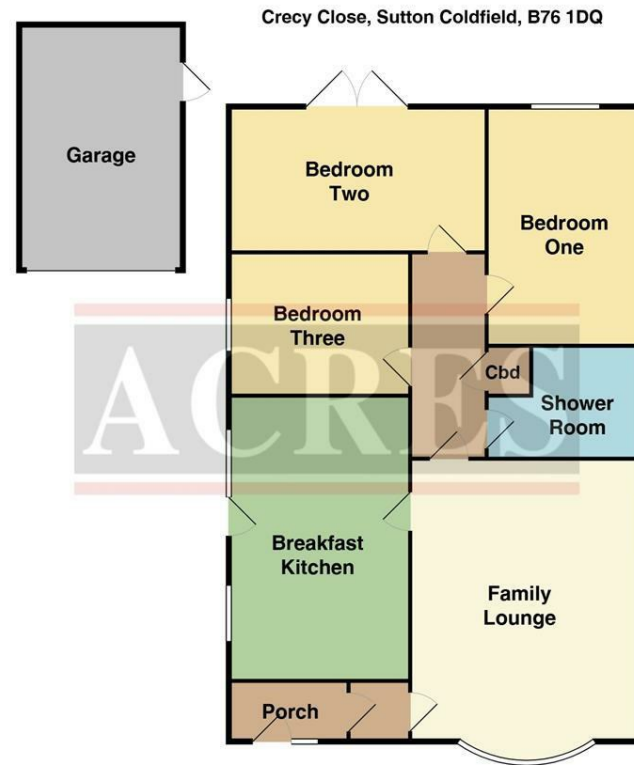


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.