ACRES

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



- NO ONWARD CHAIN
- EXTENDED LEASE ON COMPLETION
- Ground floor, one bedroomed apartment
- Well appointed family bathroom
- Spacious lounge with storage
- Fitted breakfast kitchen
- Communal grounds
- Parking on first come, first serve basis
- Adjacent to New Hall Valley
- Excellent, private position





FLEDBURGH DRIVE, NEW HALL, B76 1FA - ASKING PRICE £120,000

EXTENDED LEASE ON COMPLETION Enjoying a particularly pleasant position directly opposite the vast beauty and natural backdrop of New Hall Valley, this well-proportioned ground floor one bedroom apartment is offered for sale with the benefit of no onward chain. Ideally placed for those seeking a convenient and low-maintenance home, the property is within comfortable walking distance of a host of everyday amenities, many of which can be more readily accessed by walking through the scenic New Hall Valley. A range of shopping facilities, readily available transport links and schooling are all accessible nearby, whilst a selection of restaurants and cafés further enhances the appeal of this well-connected location. The property benefits from electric heating and PVC double glazing, both where specified, and internally the accommodation currently briefly comprises a large family lounge with useful understairs storage, a fitted breakfast kitchen, inner hall, master bedroom with built-in sliding mirrored wardrobes and a family bathroom. Externally, the apartment is approached via a paved pathway with surrounding lawns and mature shrubs, creating an attractive approach to the property. Parking is available on a first come, first served basis, with plenty of additional visitor parking areas also provided. Offering a combination of generous living accommodation, a highly convenient location and the significant advantage of no onward chain, this apartment is sure to appeal to first-time buyers, investors and those looking to downsize alike. To fully appreciate the home and position on offer, we highly recommend an internal inspection. EPC Rating E.

Set back from the road behind a paved path, access is gained into the accommodation via a glazed door into:

FAMILY LOUNGE: 19'04 x 8'08 max / 3'00 min:
PVC double glazed window to fore, space for complete lounge suite, door to an under stairs storage area, door to inner hall and door to:

BREAKFAST KITCHEN: 11'06 x 6'01:
PVC double glazed windows to side and to fore, matching wall and base units with recesses for washing machine, oven and fridge / freezer, roll edged work surface with one and a half stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, space for breakfast table, door back to family lounge.

INNER HALL: 2'08 x 2'05:
Doors open to storage, family lounge, bedroom and family bathroom.

BEDROOM: 9'10 x 8'06:
PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to inner hall.

FAMILY BATHROOM:
PVC double glazed obscure window to side, suite comprising bath, pedestal wash hand basin and low level WC, tiled splashbacks and flooring, door back to inner hall.









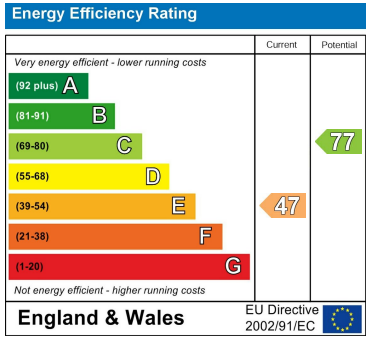
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888





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.