



**Connells**

Fledburgh Drive  
Sutton Coldfield



## Property Description

**\*\*NO CHAIN\*\*** Connells are proud to present this lovely 2 bedroom bungalow, situated in a quiet cul de sac location with fantastic access to local amenities and offering fantastic potential for development. Being just a short 0.8 walk into Sutton Coldfield Town Centre, offering a host of popular restaurants, cafes and high street shops, this home is superbly located. Other amenities within 1 mile of the property include Good Hope Hospital and sought after primary and secondary schools, as well as local parks and trail routes. Inside the property features a good sized living room with separate kitchen space and access to two bedrooms to the rear. Multiple built-in cupboards allow for ample storage throughout, in addition to the spacious garage to the rear. A well-established back garden to the rear of the property can be accessed from the side of the house, as well as through bedroom two. At the front of the property is a good sized shared driveway, but then a private gated driveway is available also. Viewings highly recommended.

## Outside

### Front

The property is accessed via a shared driveway

### Entrance Hallway

Accessed is gained via a double glazed wooden door front into an entrance hallway. The hallway features a built-in cupboard and doors give access to the kitchen and the family lounge.

### Family Lounge

17' 6" x 9' 5" plus the bay ( 5.33m x 2.87m plus the bay )

Having a front facing bay window overlooking the driveway, electric fireplace and radiator to wall.

### Kitchen

9' 2" x 7' 8" ( 2.79m x 2.34m )

Comprising integrated cupboards and appliances, space and plumbing for a washing machine, space for a fridge/freezer and space for an electric hob, oven and filter hood, radiator to wall, double glazed door giving access to the driveway and access to the garage.

### Garage

Unmeasured. Currently inaccessible.

### Second Hallway

Having built-in airing cupboard and access to the bathroom, bedroom 1 and bedroom 2.

## Bedroom 1

12' 5" x 9' 6" ( 3.78m x 2.90m )

Having rear facing window overlooking the rear garden, fitted wardrobes and radiator to wall.

## Bedroom 2

9' 6" x 7' 8" ( 2.90m x 2.34m )

Having a double glazed door leading out into the rear garden, radiator to wall, space for free standing wardrobes.

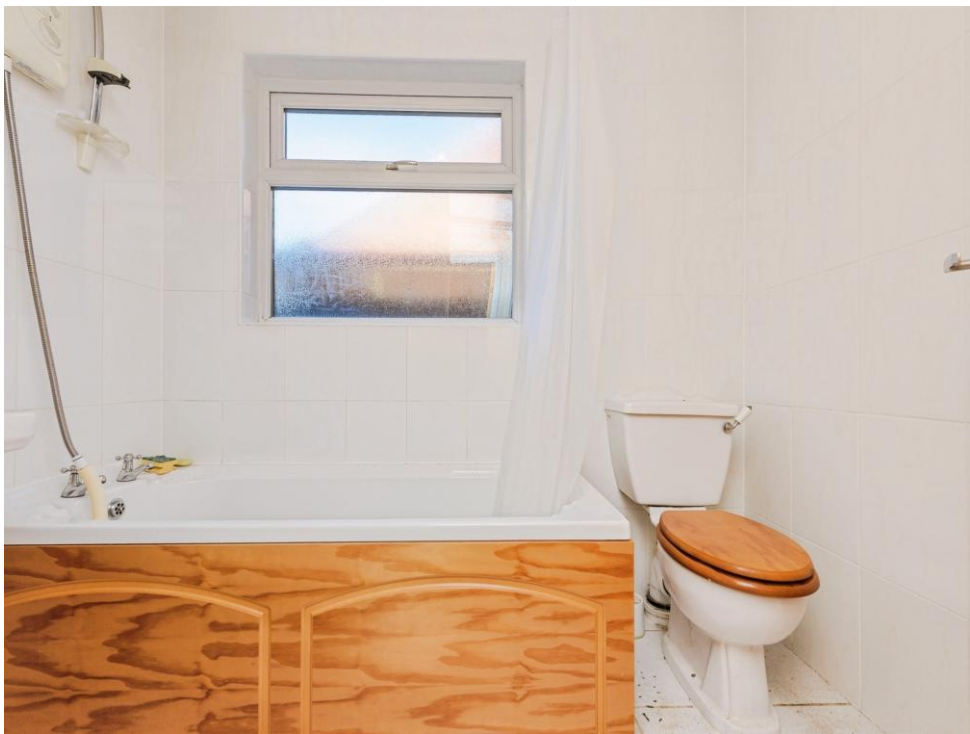
## Main Bathroom

Comprising a bath with electric shower over, low level flush WC, wash hand basin, frosted side window, radiator to wall and lino flooring.

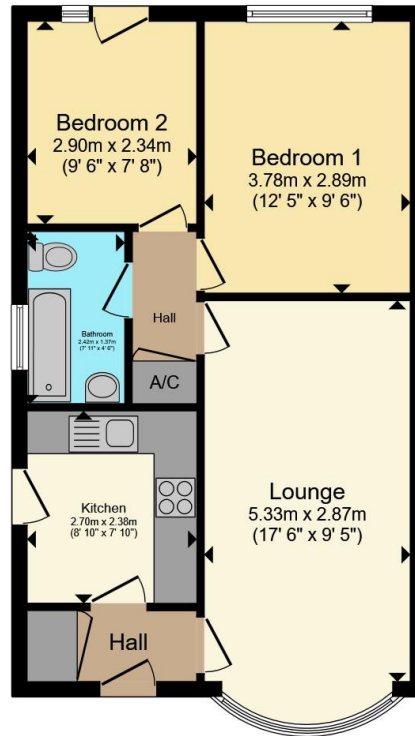
## Rear Garden

Being a good sized rear garden, mainly laid to lawn with small block paved patio area









Total floor area 50.9 m<sup>2</sup> (548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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4/6 High Street  
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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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