

# ACRES

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- IMPRESSIVE PLOT SIZE
- Two bedroomed, semi detached home
- Beautiful shower room
- Spacious lounge with bow window
- Renewed fitted breakfast kitchen
- Multivehicle, renewed drive
- Landscaped rear garden
- Excellent position close to amenities
- Walking distance to New Hall Valley
- Scope for reconfiguration (stpp)



***FLEDBURGH DRIVE, NEW HALL, B76 1ED - OPEN TO OFFERS £350,000***

Situated on the ever-popular New Hall Estate in Sutton Coldfield, this delightful two-bedroom semi-detached freehold bungalow occupies a substantial plot in an impressive position close to the picturesque New Hall Valley, renowned for its natural beauty & scenic walks. The home's location is truly exceptional, being within easy walking distance of a wide variety of amenities including cafés, everyday essentials, pharmacies, beauticians & more, while well-regarded schools are also conveniently close by. Enjoying its generous plot, the property offers not only comfortable single-level living but also excellent potential for extension or reconfiguration (subject to the necessary planning permissions), allowing purchasers to create an even larger internal layout without compromising its superb outdoor space. This makes it an ideal choice for those seeking a home that can grow & adapt with their lifestyle, whether downsizing, investing or developing further. Internally, the accommodation briefly comprises: a welcoming porch, a fitted breakfast kitchen & a spacious lounge featuring a charming bow window with fitted shutter-style blinds. There are two double bedrooms, each well-proportioned, along with a modern shower room completing the internal layout. Each room benefits from a bright, airy atmosphere, reflecting the home's well-cared-for nature & the thoughtful use of space throughout. Externally, the home is approached via a renewed tarmac driveway with an attractive block-paved border, providing ample off-road parking. To the rear, the landscaped garden is a true highlight — a showstopper thanks to its privacy & secluded outlook, offering versatile areas ideal for outdoor dining, entertaining or simply relaxing. The garden's mature planting & considered design create a peaceful retreat, perfectly complementing the home's inviting interior. To fully appreciate the potential & charm of this wonderful bungalow, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular renewed tarmac drive with block paved border to perimeter, access is gained into the accommodation via a PVC double glazed door with windows to side into:

**PORCH:** Space is provided for cloaks storage, a PVC double glazed obscure door with window to side opens into:

**FITTED KITCHEN:** 12'08 x 8'07: Matching wall and base units with integrated fridge, freezer, washing machine and oven with grill over, recess for dishwasher, edged work surface with one and a half sink drainer unit, gas hob having extractor canopy over, tiled splashbacks, space for breakfast table, PVC double glazed French doors open to rear garden, an internal door opens to:

**FAMILY LOUNGE:** 17'00 x 9'08: PVC double glazed bow window to fore having fitted shutter-style blinds over, space for complete lounge suite, radiator, door back to kitchen, door to:

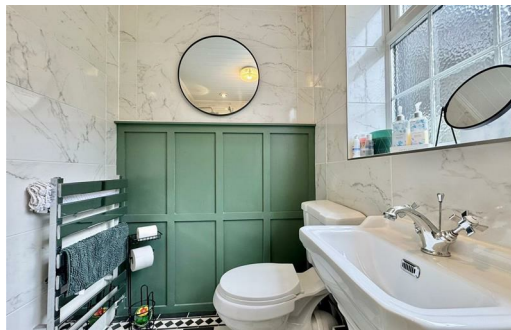
**INNER HALL:** Internal doors open to two bedrooms, storage and shower room.

**BEDROOM ONE:** 11'10 x 9'09: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes with dressing area, radiator, door back to inner hall.

**BEDROOM TWO:** 9'04 x 7'11: PVC double glazed French doors open to rear garden, space for double bed and complementing suite, radiator, door back to inner hall.

**SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising walk-in shower cubicle with glazed splash screen door, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to inner hall.

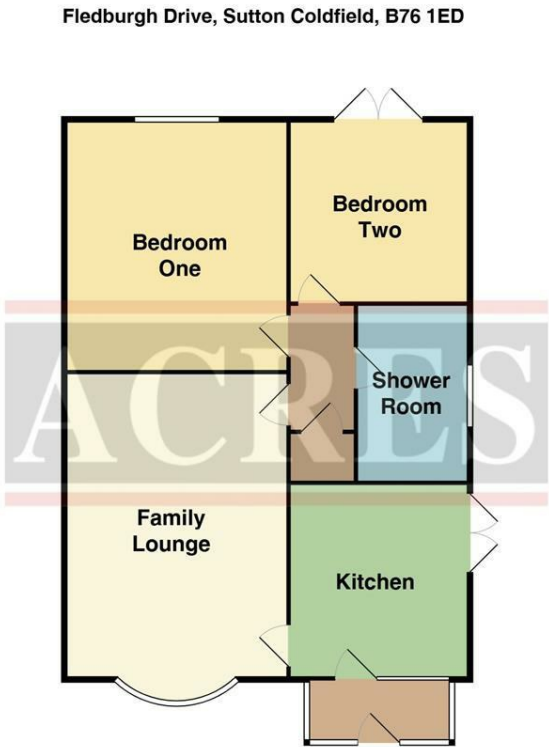
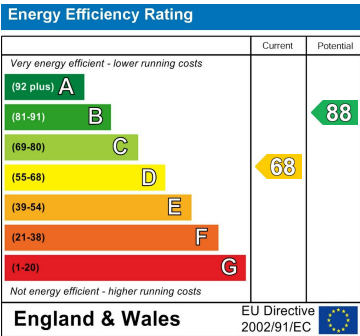
**REAR GARDEN:** A paved patio advances from the accommodation and leads to a landscaped rear garden, space is provided for dining and entertaining, lawn with mature shrubs and bushes line and privatise the property's border, with access being given back into the home via PVC double glazed French doors to bedroom two and kitchen.



**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:** C     **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888



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 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.

