

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- LARGE LIVING ROOM
- SUPERB, BRAND NEW KITCHEN
- STUNNING COMPREHENSIVE BATHROOM
- POPULAR LOCATION
- SINGLE GARAGE & DRIVEWAY
- PRIVATE & WELL-MAINTAINED REAR GARDEN
- NEW BOILER
- AMENITIES & WELL-REGARDED SCHOOLING LOCALLY



***FLEDBURGH DRIVE, NEW HALL, B76 1ED - OFFERS IN EXCESS OF £350,000***



Located in a snug and quiet location in the sought-after Newhall area of Sutton Coldfield, this beautifully presented three-bedroom semi-detached bungalow has been modernised throughout, offering a move-in ready home ideal for families, downsizers, or professionals. The property is within walking distance of the scenic Newhall Nature Valley and conveniently close to local shopping amenities. For more extensive shopping and leisure options, Wylde Green, Sutton Coldfield Town Centre, and Minworth are just a short drive away. Excellent bus services provide great connectivity to surrounding towns and beyond. Featuring gas central heating and PVC double glazing (both where specified), the accommodation includes an entrance porch, a spacious lounge, a stylishly refitted and brand new kitchen, an inner hallway, three well-proportioned bedrooms, and a modern family bathroom. Externally, a block-paved driveway offers ample parking and is complemented by a well-maintained front lawn, access is given to a single garage. To the rear, lawn together with paving provides entertaining and dining areas. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a shared tarmac drive providing access to a private block-paved drive. Access is gained into the accommodation via a PVC double-glazed door with windows to the side.

Porch: PVC double-glazed obscure door opens into:

Lounge: 17'7" x 17'7" max, 9'5" min: PVC double-glazed bow window to the front, radiators, door to inner hall, and airing cupboard, access is also provided to:

Brand New Fitted Kitchen: 11'7" x 9'3": PVC double-glazed door to the side with double-glazed window overlooking the courtyard, matching wall and base units with integral dishwasher and double oven with grill, recesses for washing machine and tumble dryer, space is also provided for a freestanding fridge/freezer, rolled edge work surfaces with matching upstands, one and a half stainless steel sink/drainage unit and electric hob with extractor canopy over, access is given back to the lounge.

Inner Hall: Doors open to three bedrooms, a fully comprehensive bathroom, airing cupboard and storage, radiator.

Bedroom 1: 12'6" x 9'5": PVC double-glazed window to the rear, fitted wardrobes, space for a double bed and complementary suite, radiator, door back to hall.

Bedroom 2: 11'7" x 9'3": PVC double-glazed bow window to the rear, fitted wardrobes with bedside tables and overhead storage, space for a double bed, radiator, door back to hall.

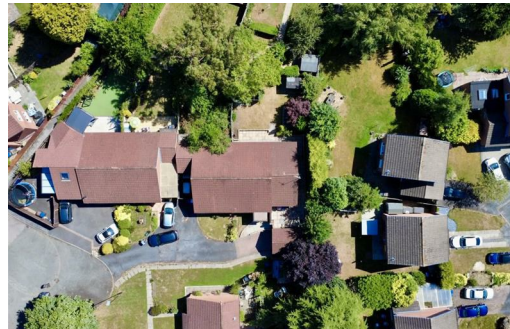
Bedroom 3: 9'5" x 7'9": PVC double-glazed window to the rear, radiator, door back to hall.

Fully Comprehensive Bathroom: Double-glazed obscure window to the side, suite comprising step-in shower cubicle, bath, low-level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring.

Rear Garden: Paved patio extends from the accommodation leading to lawn, mature shrubs and bushes line and privatise the homes border, with space for dining and entertaining. A paved path leads to the side and to a single garage.

Garage: 16'06" x 9'05": (please check suitability for your own vehicle) up and over garage door to fore, glazed door with window opens back to courtyard.



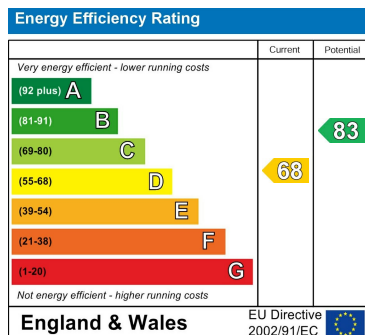




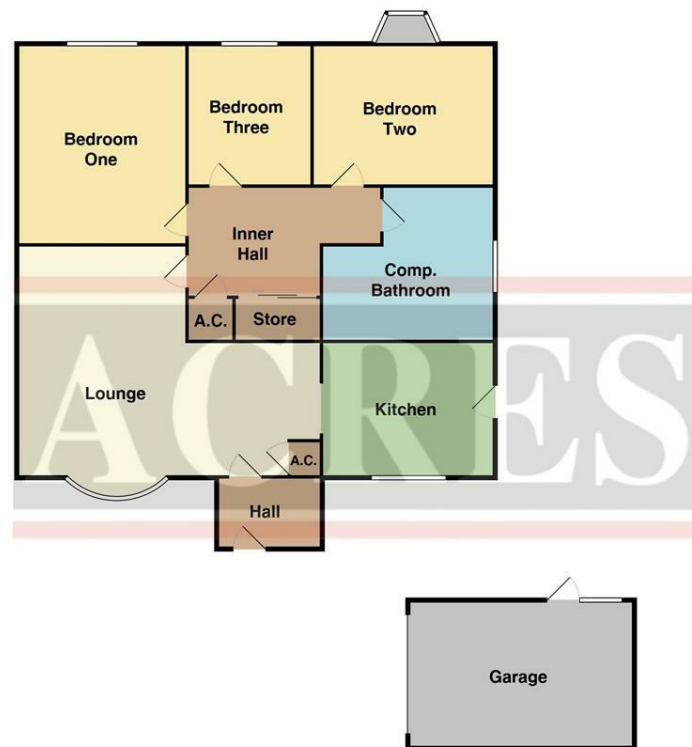
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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



34, Fledburgh Drive, Sutton Coldfield, B76 1ED



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.