



- \*PRIVATE GARDEN\*
- Delightful 'quarter house' style home
- Master bedroom
- Impressive shower room
- Spacious lounge with understairs study area
- Renewed fitted kitchen
- Parking to fore
- Private rear garden with garden room
- Excellent position close to New Hall Valley
- Conclusively updated



**FLEDBURGH DRIVE, NEW HALL, B76 1FA - OFFERS AROUND £186,000**

This charming, one-bedroomed freehold "quarter house" style home is situated on the highly sought-after New Hall Estate in Sutton Coldfield and has been beautifully improved and upgraded by the current owner over the past five years. Tastefully remodelled throughout, the property makes excellent use of space and offers versatile accommodation suited to a wide range of prospective purchasers, all within walking distance of local shopping amenities and everyday facilities. Convenient bus services are available along Reddicap Hill, providing easy access throughout the local area and beyond. A particularly rare feature for this style of home is the generous private garden, which is complemented by an insulated garden room with power, ideal for home working, hobbies or crafting. The property benefits from renewed electric heating and PVC double glazing (both where specified). Internally, the accommodation briefly comprises a porch with storage to either side and a recess suitable for a single freezer, a spacious lounge with a cleverly utilised under stairs area forming an office or study zone, and a renewed fitted kitchen completing the ground floor. A spiral staircase leads to the first floor, where there is a delightful principal bedroom and an updated, attractive shower room. Externally, parking is provided for the property, while the private rear garden, enclosed by timber fencing, offers a pleasant and usable outdoor space throughout the year. To fully appreciate the quality, presentation and unique features of this home, an internal inspection is highly recommended. EPC Rating E.

Set back from the road behind a paved path with lawn to side, access is gained into the accommodation via a PVC double glazed door with window to side into:

**PORCH:** Space is provided for cloaks storage, clever utilisation of all areas now allows for a freezer to be accommodated within storage, a glazed timber door opens to:

**FAMILY LOUNGE:** 16'00 x 14'03: PVC double glazed French doors open to garden, having window to side, space is provided for lounge suite, a spiral staircase has had its area cleverly converted to offer study / office space, renewed electric heater, access is provided into:

**KITCHEN:** 8'04 x 6'09: PVC double glazed window to rear, matching wall and base units with integrated dishwasher and fridge, recess for washing machine, edged work surface having four ring electric hob and extractor canopy over, sink drainer unit, tiled splashbacks, access is provided back to lounge.

**STAIRS TO FIRST FLOOR:** Winding stairs lead to the first floor, doors open to bedroom, airing cupboard and bathroom.

**MASTER BEDROOM:** 13'08 x 8'00: PVC double glazed window to side, space for double bed and complementing suite, renewed electric heater, access to partially boarded loft space via pull-down steps, sliding door opens back to landing.

**BATHROOM:** PVC double glazed obscure window to rear, suite comprising P-shaped bath with glazed splash screen door, vanity wash hand basin and WC, electric fan heater, tiled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and offers timber fencing to perimeters, access is given back into the accommodation via PVC double glazed French doors to lounge, access is also provided to:

**GARDEN ROOM:** Electric is provided within as well as insulation, opportunity for versatility as office or crafts room.

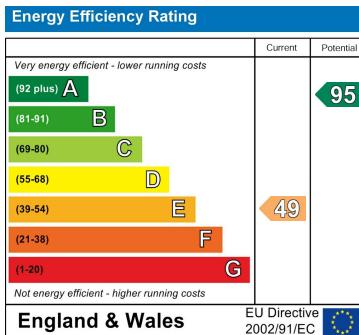


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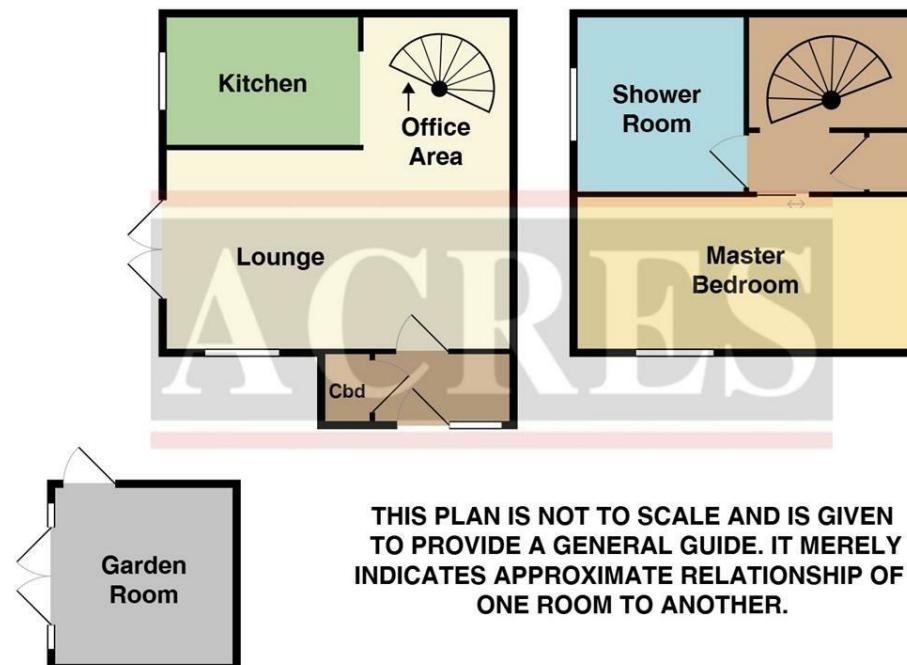
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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



**Fledburgh Drive, Sutton Coldfield, B76 1FA**



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