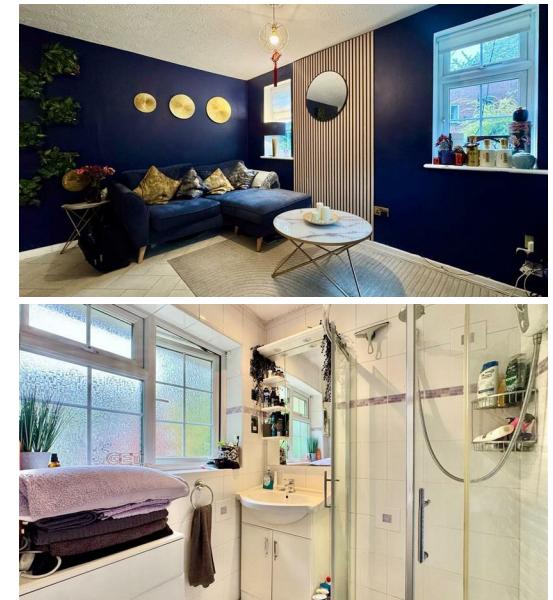




- One bed roomed, freehold 'quarter house'
- Master with built-in wardrobes
- Family bathroom
- Stylish, spacious lounge
- Refitted kitchen
- Parking provided to fore
- Well positioned close to amenities
- Close to New Hall Valley
- Beautifully modernised
- Transport links nearby



NEWHALL FARM CLOSE, NEW HALL, B76 1BQ - OFFERS OVER £175,000

This beautifully styled one-bedroom freehold 'quarter house' in New Hall offers immediate move-in opportunity upon successful purchase, having been tastefully redecorated and thoughtfully presented throughout. Perfect for first-time buyers, downsizers, or investors alike, the home combines modern comfort with a superb location, just moments from excellent amenities and the picturesque New Hall Valley. Ideally situated within walking distance of daily essential shopping facilities, public transport links and scenic open spaces, the property also benefits from readily-available bus transfers offering effortless access to surrounding town and city centre destinations. This ensures easy connection to a range of retail, leisure and professional opportunities across the wider area. Internally, the home benefits from gas central heating and PVC double glazing (both where specified). Accommodation briefly comprises: a spacious family lounge filled with natural light and a refitted kitchen complete with integral appliances. A striking spiral staircase leads to the first floor, where a generous double master bedroom with built-in wardrobes provides excellent storage. A well-appointed shower room completes the internal layout, offering both style and practicality. Externally, the property enjoys parking to the fore and is approached via a charming lawned front and side garden, complemented by a paved pathway. The outdoor areas add to the home's appeal, offering pleasant surroundings and a sense of privacy. To fully appreciate the presentation, location and quality of accommodation on offer, we highly recommend an internal inspection. EPC Rating C.

Set back from the road behind a paved path with access being given into the accommodation via a PVC double glazed obscure door into:

FAMILY LOUNGE: 15'08 x 13'00 max / 6'10 min:

PVC double glazed windows to fore and to side, radiator, stairs off to first floor, access is provided to:

RENEWED FITTED KITCHEN: 6'05 x 5'04:

PVC double glazed window to fore, matching wall and base units with recesses for washing machine, integrated oven, fridge / freezer and dishwasher, edged work surface with stainless steel sink drainer unit, four ring electric hob with extractor canopy over, tiled splashbacks, access back to family lounge.

STAIRS & LANDING:

Doors open to bedroom and shower room.

BEDROOM: 13'00 x 8'02:

PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, doors to storage / wardrobe, door back to landing.

FAMILY SHOWER ROOM:

PVC double glazed obscure window to fore, suite comprising corner shower cubicle with sliding splash screen doors, vanity wash hand basin and low level WC, tiled splashbacks, door back to landing.

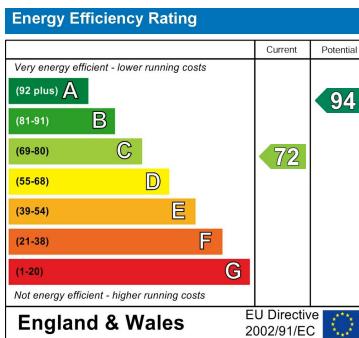


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

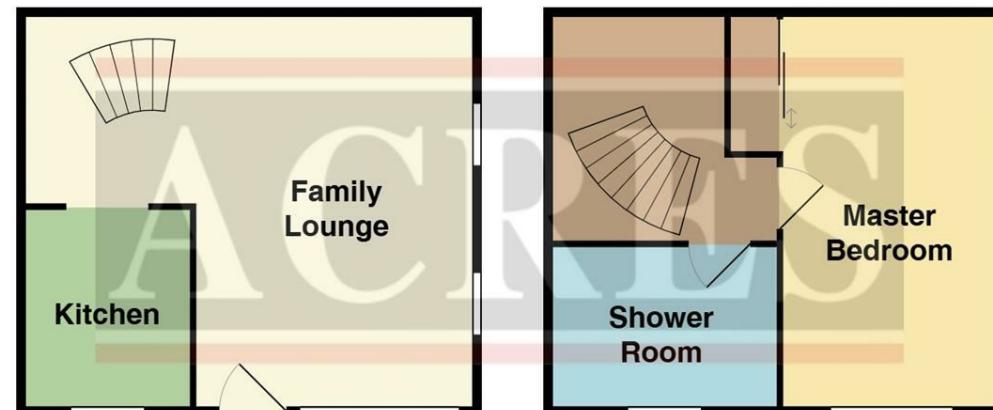
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



Newhall Farm Close, Sutton Coldfield, B76 1BQ



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 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.