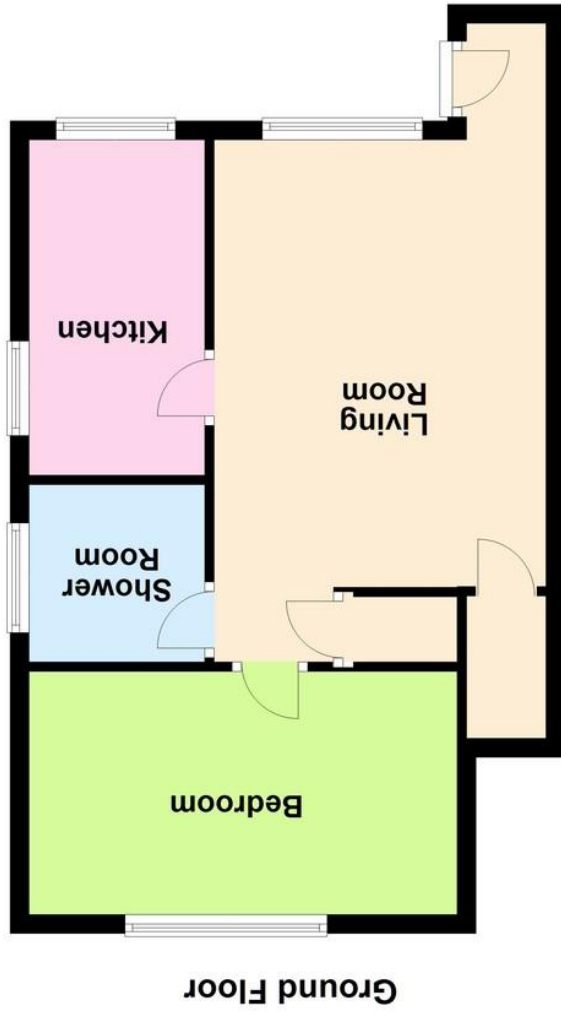


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.

WWW.EPC4U.COM

England & Wales		EU Directive 2002/91/EC
Very energy efficient - low running costs	A (92+)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
	58	
	77	

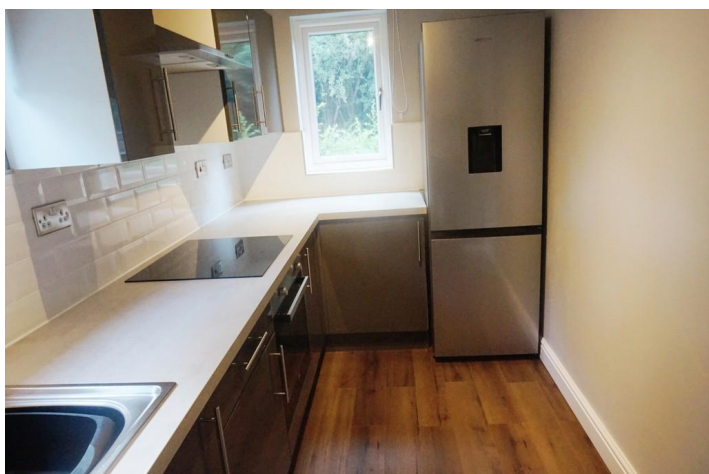
Walmley | 0121 313 1991



- A RECENTLY REFURBISHED GROUND FLOOR MAISONETTE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LIVING ROOM
- COMPREHENSIVELY REFITTED KITCHEN
- LUXURY REAPPOINTED SHOWER ROOM
- DOUBLE BEDROOM

Fledburgh Drive, New Hall, Sutton Coldfield, B76 1FA

£135,000



## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

**HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION.** This recently refurbished one bedroom ground floor maisonette, is situated on the ever popular New Hall Development, close to amenities including local schools and shops and public transport on hand, transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation, which has undergone many cosmetic improvements throughout, comprises spacious living room, comprehensively refitted kitchen, double bedroom, luxury reappointed shower room, allocated parking, well kept communal gardens, no upward chain.

Outside to the front the property occupies a very pleasant position over looking Newhall Manor Country Park, with open aspect views. The property is approached via a fore garden and pathway with useful built in storage cupboard, external light.

GLAZED RECEPTION DOOR Giving access through to living room.

**LIVING ROOM** 19' 04" max 18' 04" min x 08' 09" (5.89m x 2.67m) Having double glazed window to front, laminate flooring, two wall mounted electric heaters, two useful storage cupboards and doors off to kitchen, shower room and bedroom.

**KITCHEN** 11' 08" x 6' 01" (3.56m x 1.85m) Having being refitted with a contemporary range of grey wall and base units with work top surfaces over, incorporating inset sink unit with mixer tap and complimentary brick effect tiled splash back surround, fitted halogen hob with extractor fan above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge freezer, laminate flooring and double glazed windows to side and front elevations.

**BEDROOM** 11' 08" x 08' 05" (3.56m x 2.57m) Double glazed window to rear elevation, laminate flooring, wall mounted electric heater.

**SHOWER ROOM** Being reappointed with a white suite, comprising a pedestal wash hand basin with chrome mixer tap, low flush WC, walk in double shower cubicle with electric shower over and shower screen, full complimentary tiling to walls and floor, extractor and opaque double glazed window to side elevation.

**OUTSIDE** The property is set in well kept communal grounds with allocated parking space, gardens, and direct access onto Newhall Country Park.

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 79 years remaining. Service Charge is currently running at £1100.00 pa and is reviewed annually. The Ground Rent is currently running at £57.00 and is reviewed annually. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



**green**  
& company

Scan the QR  
code to search  
for off market  
properties