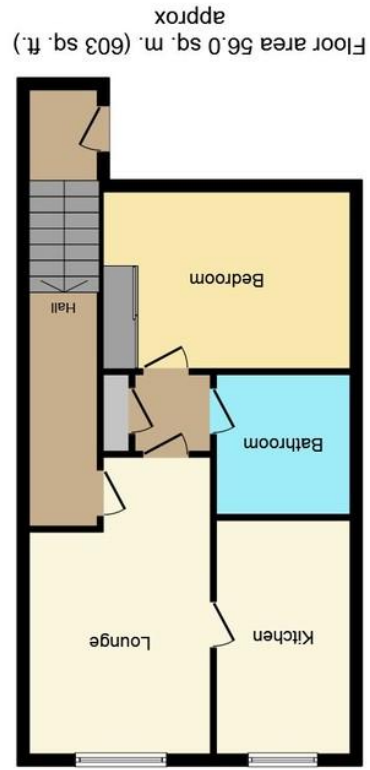
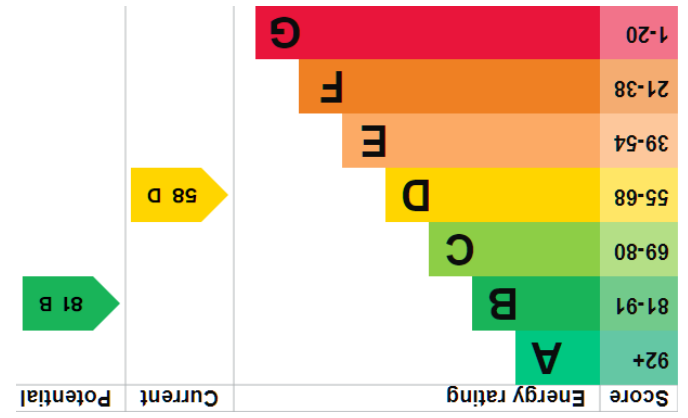


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 56.0 sq. m. (603 sq. ft.) approx
 This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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.



Walmley | 0121 313 1991



- INVESTMENT OPPORTUNITY
- A WELL PRESENTED FIRST FLOOR MAISONETTE LET OUT TO AN EXISTING TENANT
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM

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

£130,000



Property Description

Green and Company are delighted to offer to the market this superbly presented 1 double bedroom first floor maisonette situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Being sold with the benefit of having no upward chain and offering a superb first time buy or investment early inspection is strongly advised to avoid any disappointment. Having been refurbished to a high standard the accommodation includes access via its own front door, a spacious lounge, a refitted kitchen with integrated appliances, a large double bedroom and refitted bathroom

Having a long lease maisonettes of this standard within this particular location are rare to the market.

In brief the accommodation comprises:

HALLWAY Having a staircase rising to the first floor with a door to:

SPACIOUS LIVING ROOM 15' 5" x 8' 9" (4.7m x 2.67m) A great sized lounge with a rear window enjoying views over New Hall Valley, an electric radiator and a door to:

FITTED KITCHEN 11' 9" x 6' 1" (3.58m x 1.85m) A great sized lounge with a rear window enjoying views over New Hall Valley, an electric radiator and a door to:

From the lounge there is an inner hallway with a storage cupboard and further doors to:

BEDROOM 8' 8" x 11' 11" (2.64m x 3.63m) A large master bedroom with a useful walk in storage cupboard, a window to the front and electric radiator.

BATHROOM To include a contemporary white suite with P shaped bath with shower over and shower screen, low level WC, wash hand basin with vanity storage beneath.

OUTSIDE There are well maintained communal grounds surrounding the development with easy access in to New Hall Valley, there is also an allocated parking space and further visitors parking.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 6 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media & Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 117 years remaining. Service Charge is currently running at £1167.72 per annum and is reviewed annually. The Ground Rent is currently running at £100 per annum 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

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991