

FOR SALE



Fledburgh Drive, Walmley, Sutton Coldfield

1 Bedroom, 1 Bathroom, Townhouse

£145,000





- TOWN HOUSE
- LOUNGE
- REFITTED KITCHEN
- SPIRAL STAIRCASE
- DOUBLE BEDROOM
- REFITTED BATHROOM
- NO UPWARD CHAIN

Martin & Co are delighted to offer this superbly presented town house property. Ideally located in the New Hall Estate, in a cul de sac near New Hall Park. Situated close to local shops, amenities, and schooling for all ages

The lovely home has been refurbished to a lovely standard with front door leading to the welcoming lounge ideal to relax in and an array of natural light. This lovely room leads into the refitted fitted kitchen with a range of wall and base units, electric cooker, single drainer sink unit. The spiral staircase leads to the first floor with a good sized double bedroom that is accompanied by the part tiled refurbished bathroom with panelled bath and shower over, W.C. and wash basin.

To the outside is an allocated parking space and gardens to the front and side elevations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND - A

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is Leasehold and is currently going through a lease extension. The new term will be 210 years from 25th December 1982. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor. We have been advised by the vendor that the ground rent is £28.60 every six months and the service charge is £584.19 every six months subject to confirmation.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements

are approximate.

LOUNGE 15' 7" max x 13' 7" max (4.75m x 4.14m)

KITCHEN 6' 10" x 6' (2.08m x 1.83m)

BEDROOM 13' 7" x 8' (4.14m x 2.44m)

BATHROOM 7' 3" x 6' (2.21m x 1.83m)

ALLOCATED PARKING

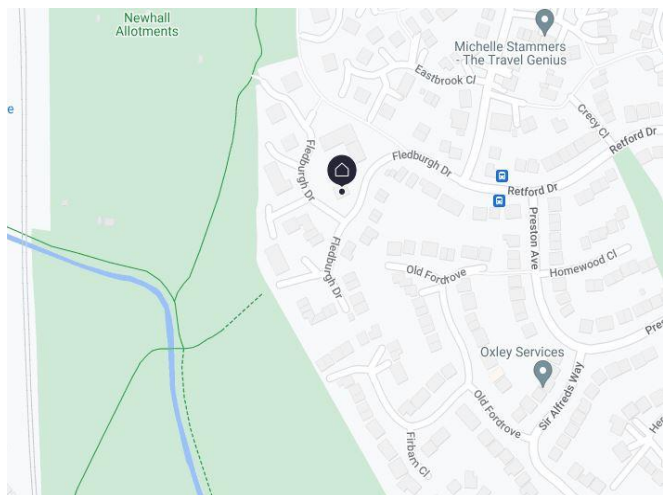
GARDENS FRONT & SIDE

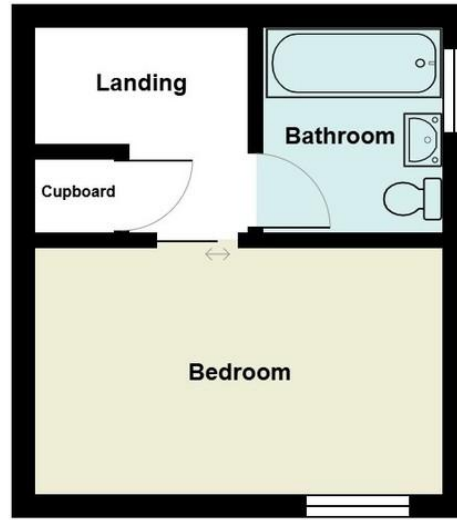
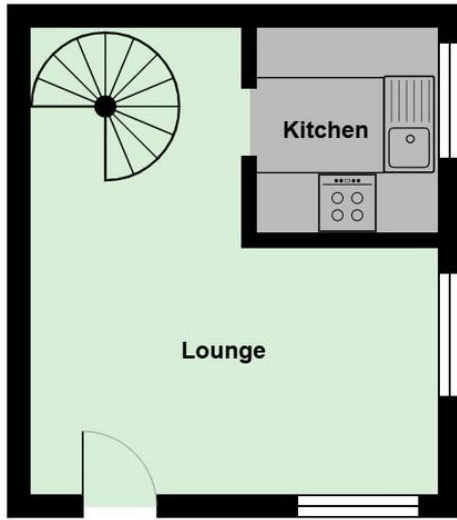
REFURBISHED

DOUBLE GLAZING

ELECTRIC HEATING

NO UPWARD CHAIN





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

