



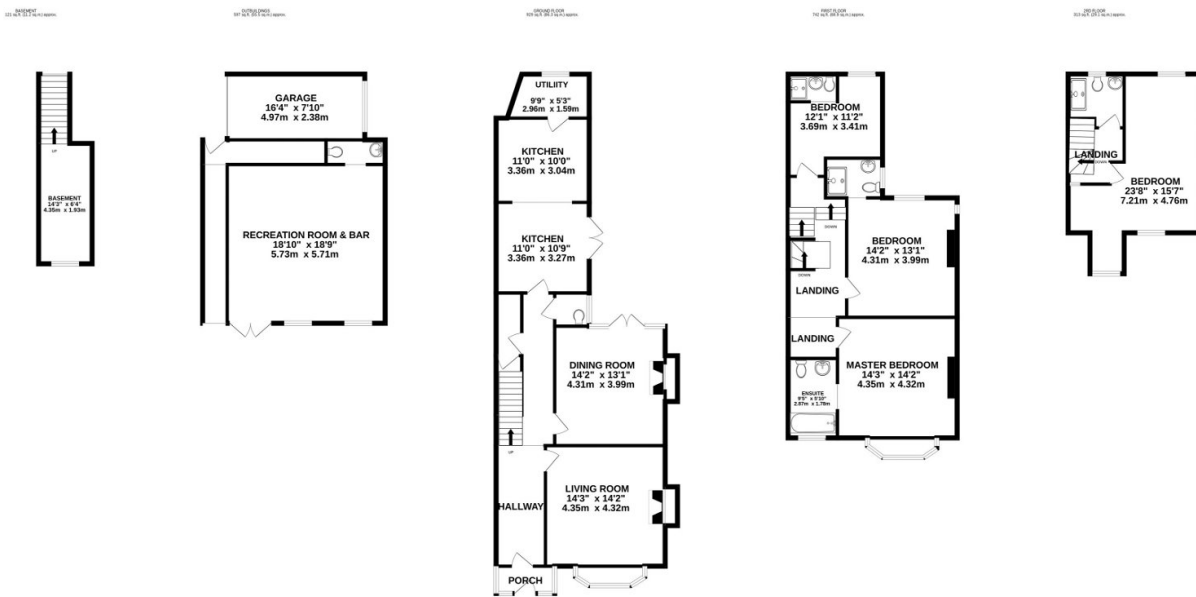
Florence Road, Sutton Coldfield

Offers Over £550,000

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- Beautiful Victorian property with four levels including a potential basement recreation room or wine cellar.
- Grand hallway with Minton flooring and white wooden wall paneling sets an elegant tone.
- Dining room boasts solid wood wall paneling, flooring, and another fireplace for sophistication.
- Three double bedrooms on the first floor each with ensuite facilities for privacy and luxury.
- Expansive second-floor bedroom with abundant natural light and ensuite facilities.
- Meticulously renovated to combine modern comforts with period features like Minton flooring and ornate fireplaces.
- Living room features bay window, high ceilings, and fireplace with a log burner for cozy evenings.
- Spacious kitchen with a center island and French doors leading to a patio for outdoor dining.
- Luxurious Master bedroom with high ceilings, bay window, and exquisite ensuite bathroom.
- Outdoor space includes off-road parking, paved patio, astroturf lawn, and a 'man cave' with entertainment options for gatherings.



TOTAL FLOOR AREA: 2702 sq.ft. (251.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situated in the highly desirable area of Wylde Green, Sutton Coldfield, this stunning four-bedroom Victorian property offers luxurious living across four levels, including a basement with potential for various uses such as a recreation room or wine cellar. The property has been meticulously renovated to an exceptional standard, seamlessly blending modern comforts with beautiful period features such as Minton flooring, ornate architraves, picture rails, and fireplaces.