



Florence Road

Acocks Green, Birmingham

- A Well Maintained Victorian Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom

Offers Over £245,000

Current EPC Rating 62 (D)

Current Council Tax Band





Property Description

A well maintained Victorian mid terraced property offering three bedrooms, two reception rooms, kitchen, family bathroom and rear garden

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



Rooms & Measurements

Reception Room One to Front
4.11m x 3.58m (13'6" (into bay) x 11'9")

Reception Room Two to Rear
3.78m x 3.05m (12'5" x 10'0")

Kitchen to Rear
2.64m x 4.93m (8'8" x 16')

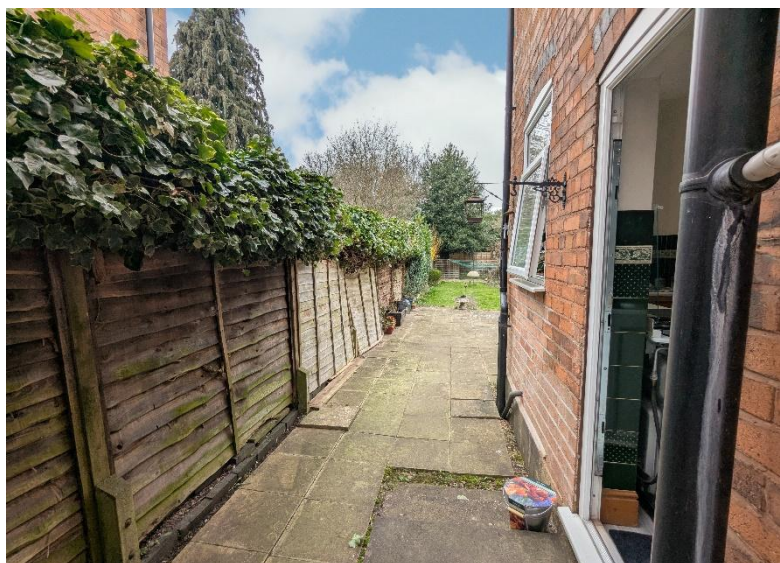
First Floor Landing
3.76m x 1.57m (12'4" x 5'2")

Bedroom One to Front
4.75m x 3.53m (15'7" x 11'7")

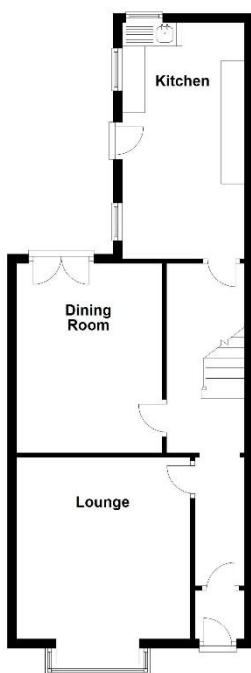
Bedroom Two to Rear
3.73m x 3.1m (12'3" x 10'2")

Bedroom Three to Rear
2.62m x 2.59m (8'7" x 8'6" (max)

Family Bathroom to Side
1.7m x 2.59m (5'7" x 8'6")



Ground Floor



First Floor



Total area: approx. 106.4 sq. metres (1145.6 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.