

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A wonderful period property
- ◆ Ideally located for many amenities Including shops, schools and railway line
- ◆ Incredible accommodation throughout
- ◆ Vestibule, entrance hall and guests cloakroom
- ◆ Lounge and separate Dining Room
- ◆ Breakfast Kitchen
- ◆ Two Double Bedrooms to the first floor and luxury Bathroom
- ◆ Master Suite to the loft with Double Bedroom, Dressing Area and En-Suite
- ◆ Large Rear Garden
- ◆ Viewing is essential



49 Florence Road, Sutton Coldfield, B73 5NJ ~ Offers around £450,000

Welcome to this charming freehold, period house located on Florence Road in the sought-after area of Wylde Green in Sutton Coldfield. This property boasts excellent accommodation perfect for a growing family or those in need of extra space. The interiors have been beautifully enhanced and includes the following vestibule entrance, lovely welcoming entrance hall with Minton tiled floor, guests cloakroom, living room with feature bay window, dining room with double doors out to the garden, very spacious and comprehensively fitted breakfast kitchen, ideal for enjoying your morning coffee or preparing delicious meals. To the first floor are two very large double bedrooms and luxury bathroom with Roll Top/Claw footed bath and shower cubicle. There is an incredible Master Bedroom suite to the loft that offers a fabulous double bedroom with double opening doors onto a Juliet Balcony, dressing area and en-suite shower room. Outside you step into the large rear garden, with both patio and lawn, a perfect retreat for relaxing or entertaining guests. Don't miss the opportunity to make this lovely house your new home. EPC rating D.

Access is via a fore garden with planted borders and stone chipped pathway, open canopy porch leading to a timber reception door with numbered transom over into

VESTIBULE Minton tiled floor, inset matwell leading to a timber and glazed reception door into:

HALLWAY A lovely welcoming entrance with archway, two radiators, Minton tiled floor, newel and balustrade staircase to first floor, doors into lounge, dining room, kitchen and

GUEST CLOAKROOM white close coupled WC, wash hand basin set into a vanity unit, tiled floor

LOUNGE 13'2" bay 11'3" min x 13'00" max 12'2" min Bay window to front with feature top lights, two radiators, picture rail and stylish feature fire surround

DINING ROOM 15'4" max 12'2" min x 10'9" max 7'6" min A superb second reception room with double glazed double doors to garden, picture rail, beautiful fire surround with decorative tiled cheeks, living flame effect fire and tiled hearth, herringbone designed timber floor, two period style radiators

BREAKFAST KITCHEN 17'6" x 8'5" Comprehensive range of units to include drawer, base and eye level cupboards, contrasting work surfaces and breakfast bar, tiled splash back, four ring gas hob with electric oven under and extractor hood over, integrated dishwasher, space and plumbing for washing machine, radiator, wall mounted gas central heated boiler, double glazed window to rear and side, double glazed double opening doors to garden, spotlights to ceiling

FIRST FLOOR LANDING Staircase to second floor, under stairs storage, dado rail, radiator

BEDROOM TWO 15'00 min to wardrobe front 16'10" max x 11'3" A wonderful double bedroom with three sash windows to front, his and hers double wardrobes, period style fire surround, radiator

BEDROOM THREE 12'2" x 10'10 max 10'00" min Sash window to rear, polished original style fire surround, radiator

BATHROOM 10'3"max x 8'5"A luxury bathroom with a slipper, roll top bath, close coupled WC, pedestal wash hand basin, shower cubicle with fitted over head shower, tiling to part walls and floor, radiator, double glazed window, spotlights to ceiling

LOFT ROOM/MASTER BEDROOM A stunning bedroom with double glazed double opening doors to Juliette balcony, spotlights to ceiling, radiator and door into

DRESSING ROOM With spotlights and door into

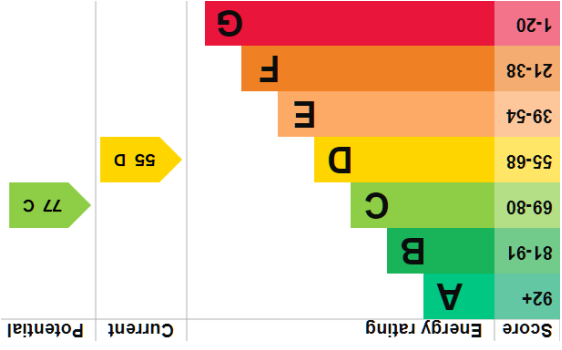
ENSUITE SHOWER ROOM Self contained shower cubicle with overhead shower, pedestal wash hand basin and close coupled WC, tiling to floor and shower area, chrome ladder style radiator/towel rail, Velux roof window, spotlights to ceiling

REAR GARDEN A perfect complement to this wonderful property, with patio to fore and long lawn, further seating area to far rear, planted trees and shrubs throughout, gated access to front



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
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 As per sales particulars.
 Recommended via Acres on 0121 321 2101.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.