

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Beautifully located close to many amenities
- ◆ Entrance hall
- ◆ Living Room
- ◆ Dining Room
- ◆ Kitchen
- ◆ Three generous bedrooms
- ◆ Family Bathroom
- ◆ Brick blocked fore garden offering parking
- ◆ Long rear garden
- ◆ Viewing should be considered a priority



21 Florence Road, Sutton Coldfield, B73 5NJ ~ Offers in excess of £350,000

Welcome to this charming, freehold semi-detached house on Florence Road, Sutton Coldfield! This property boasts an entrance hall lounge and separate dining room with door out to garden and a kitchen. To the first floor are three generous bedrooms and bathroom. Situated conveniently close to shops, a train station, and a school, this home offers both comfort and convenience. The lounge and dining room provide a cosy space for gatherings and everyday living, while the generous bedrooms ensure everyone has their own personal retreat. Outside, the fore garden offers convenient parking and the large rear garden provides ample space for outdoor activities, gardening, or simply basking in the fresh air. Council tax band C and EPC rating F. Book a viewing today and envision the possibilities that await you at this delightful residence on Florence Road!

Access is via a brick blocked fore garden, parking, planted trees and shrubs

Timber glazed reception door with transom above, leaded light stained glass window to side

HALLWAY Coving to ceiling, picture rail, radiator, newel and balustrade staircase to first floor, doors into lounge, dining room, kitchen and under stairs storage cupboard

LOUNGE 15'8" max into bay 13'3" min x 12'3" max 11'00" min Double glazed bay window to front, radiator, tiled fire surround

DINING ROOM 13'8" x 10'11" max 9'9" min to chimney breast Two double glazed windows and central door, traditional fire surround with tiled back and open grate, radiator, coving to ceiling

KITCHEN 10'00" x 8'0" Having a range of drawer, base and eye level cupboards, space for gas cooker, space for washing machine, Belfast style sink, work surface and etched drainer, double glazed window and door to garden, tiled floor

FIRST FLOOR LANDING Window to side, picture rail, access to loft space and doors into

BEDROOM ONE 13'1" x 11'00" max 10'0" min to chimney breast Double glazed window to rear, picture rail, radiator, original style fire surround

BEDROOM TWO 13'2" x 11'1" max 10'1" min to chimney breast Double glazed window to front, picture rail, radiator, original style fire surround

BEDROOM THREE 10'00" x 8'00" Double glazed window to rear, picture rail, radiator

SHOWER ROOM Wet and dry shower cubicle with overhead shower, pedestal wash hand basin, chrome ladder style radiator/towel rail, double glazed patterned window, tiling to walls and floor

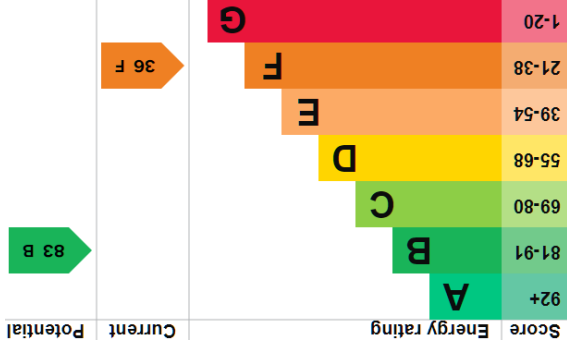
SEPARATE WC White close coupled WC, tiling to part walls and floor, double glazed patterned window

REAR GARDEN Patio to fore leading to a lawn, planted trees and shrubs



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.)
 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.

