

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk)

@ [www.acres.co.uk](http://www.acres.co.uk)



- Two double bedrooms
- Attractive front lounge
- Open plan dining room
- Fitted breakfast kitchen having intergrated hob and oven
- White bathroom suites
- Rear garden
- Much improved and well presented
- Set in the heart of Wylde Green



***FLORENCE AVENUE, SUTTON COLDFIELD, B73 5NQ - ASKING PRICE £250,000***

This most attractive well presented freehold town house is set in the heart of Wylde Green upon a private road off Florence Road. Accordingly, an array of shops and further facilities available of way of just a short stroll as are excellent public transport links including access to the cross-city rail line. Complimented by gas central heating and having pvc double glazing (both where specified) to fully appreciate the property on offer its true proportions attractive presentation and many features we highly recommend an internal inspection. Briefly comprising attractive lounge with fireplace, open plan dining room to fitted breakfast kitchen, white bathroom, first floor landing access to two double bedrooms, rear garden. Council Tax Band A

Set back from way upon a deep private roadway with a side lawn there is a communal parking area and drive way internal to the front of the property, with the accommodation being accessed by front door with glazed inset above opening to

**ATTRACTIVE LOUNGE** 11'00x 11'00" max by 9'09" min: Pvc double glazed window to front, tiled fire surround with mantle and decorative log recess, radiator

**INNER LOBBY:** Useful storage recess to side opening too

**OPEN PLAN DINING ROOM** 11'10"x 11'00" max 9'09" min: Pvc double glazed window to rear, radiator, wood laminate flooring opening to

**FITTED BREAKFAST KITCHEN** 14'06" max 10'00" min x 5'10": Pvc double glazed window and half double glazed door to side, single drainer sink unit set into complimentary rolled edge worksurfaces having tiled splashbacks there are a range of fitted units to both base and wall level including draws, integrated stainless steel oven having matching gas hob and extractor canopy over, two space breakfast bar, integrated dishwasher, space for fridge freezer, wood laminate flooring

**BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath having shower over with side splash screen, tiled splashbacks, wash hand basin, low flushing wc, radiator, tiled floor

**STAIRS TO LANDING**

**BEDROOM ONE** 12'00" X 10'10" max 9'09" min: Pvc double glazed window to rear, radiator, deep and wide storage/display wardrobe recess

**BEDROOM TWO** 11'11" max x 10'10" min: Pvc double glazed window to front, radiator, exposed timber-stained floor, retractable loft ladder accessing the loft

**OUTSIDE:** Paved patio area to a lawned rear garden having timber fencing and gate access to the rear right of way



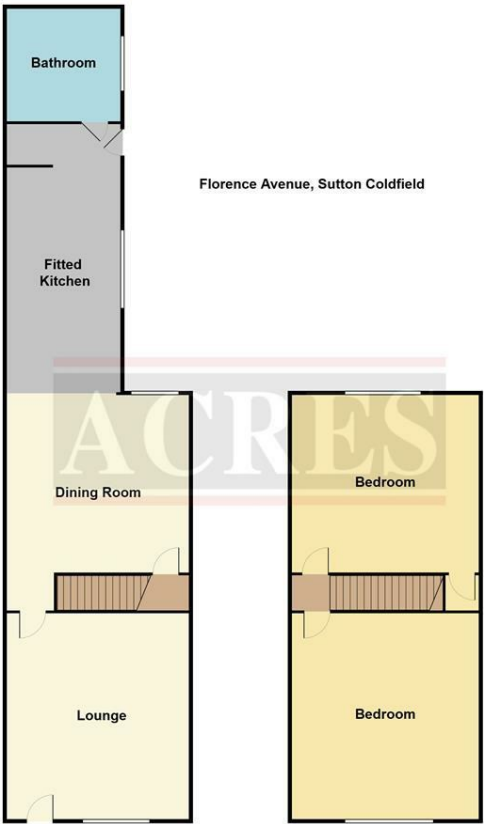
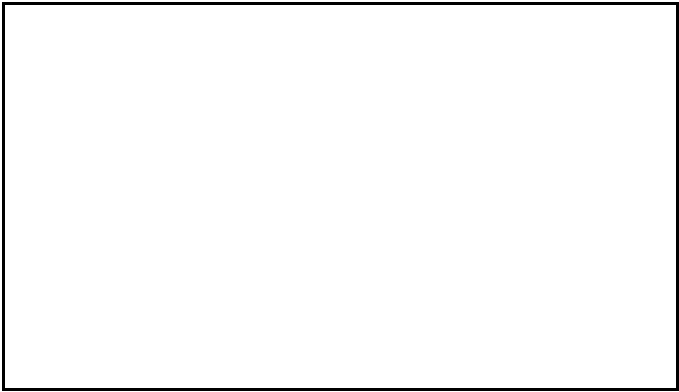
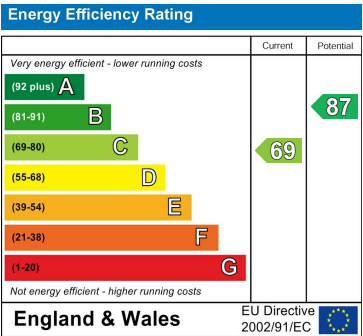




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : A

VIEWING: Highly 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.

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.