



26A Florence Road
Sutton Coldfield | West Midlands | B73 5NG

FINE & COUNTRY

26A FLORENCE ROAD

This amazing four-bedroom Victorian property has been extensively renovated to an exceptional standard by the current owners, seamlessly blending the comforts of modern living with beautiful period features, such as Minton flooring, ornate architraves, picture rails and fireplaces to name but a few, you won't fail to be impressed by the quality of the improvements and the features on offer.



Ground floor:

The grand entrance hallway has some beautiful period features such as Minton flooring, door architraves and original staircase. Doors lead off into the front reception room with beautiful fireplace, picture rails and ceiling rose. The dining room is panelled, has a beautiful feature fireplace, there is a WC, door to the cellar and access to the wonderful modern kitchen with centre island, mood lighting and access to the utility room.

















1st Floor:

Access to three bedrooms, all with ensuite shower rooms, the spacious and elegant master bedroom has a beautiful roll-top bath.

2nd Floor:

The 2nd floor landing gives access to a shower room and a large double room.









Outside:

There is parking for two vehicles on the front driveway. The rear garden is a particular feature of this property, having an undercover entertaining area leading to an astro turf lawn. Towards the end of the garden is a fantastic garden room with its own bar and mains attached WC and electricity.



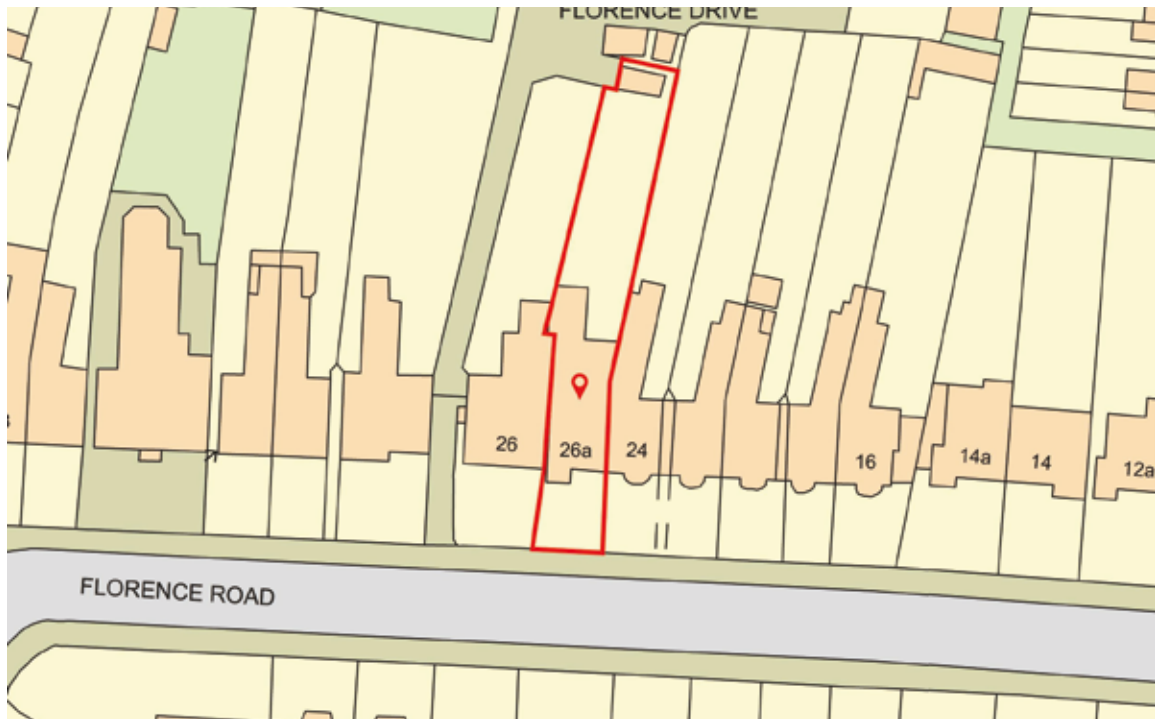




SUTTON COLDFIELD

The prestigious borough of Sutton Coldfield has excellent transport links, with easy access to the M6, M42, and M6 Toll motorways, as well as regular bus and train services to Birmingham city centre and beyond. The town also benefits from a range of amenities, such as shops, restaurants, pubs, cafes, schools, colleges, health centres, and leisure facilities. Sutton Coldfield is also close to several attractions, such as the National Exhibition Centre, the National Memorial Arboretum, and Drayton Manor Theme Park, as well the Grade I listed Sutton Park, one of the largest urban parks in Europe.





Services - We understand that mains water, gas, drainage and electricity are connected.

Terms - Local authority: Birmingham City Council

All viewings are strictly by prior appointment with agents Fine and Country.

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 100 Mbps.

There are Restrictive Covenants & Easements on the title for the property - please speak with the agent for further information.

Disclaimer - All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

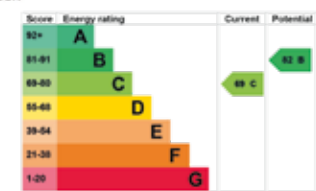
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Website

For more information visit [F&C Microsite Address](#)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







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Over 20 years' delivering and managing professional, award-winning and top-ranking property services. My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector.

YOU CAN FOLLOW GARY ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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