

# HUNTERS<sup>®</sup>

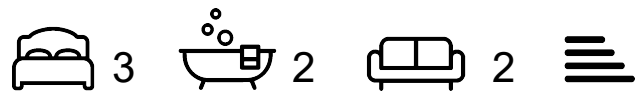
HERE TO GET *you* THERE



## Florence Road

Sutton Coldfield, B73 5NG

Asking Price £375,000



Council Tax: D



# 16 Florence Road

Sutton Coldfield, B73 5NG

Asking Price £375,000



## LOUNGE

13'1 x 12'6 (3.99m x 3.81m)

## DINING ROOM

12'6 x 10'0 (3.81m x 3.05m)

## KITCHEN

15'5" x 9'4" (4.70 x 2.85)

## BATHROOM

9'0" x 7'1 (2.74m x 2.16m)

## GARAGE

22'9 x 9'10 (6.93m x 3.00m)

## BEDROOM ONE

15'11 x 11'10 (4.85m x 3.61m)

## BEDROOM TWO

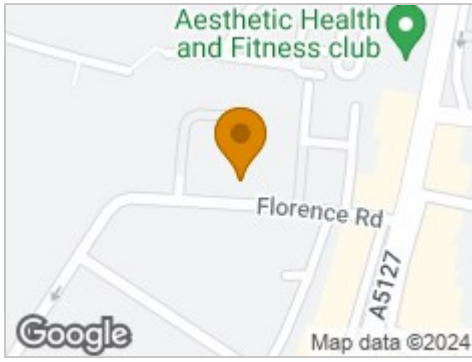
12'2 x 11'2 (3.71m x 3.40m)

## BEDROOM THREE

9'8 x 8'0 (2.95m x 2.44m)



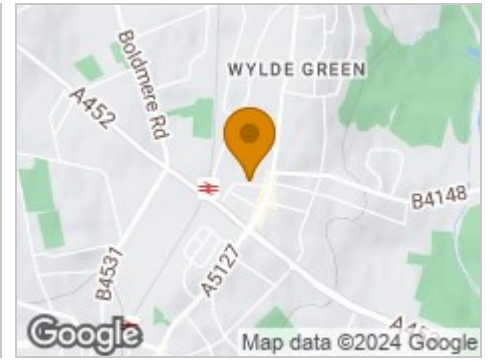
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



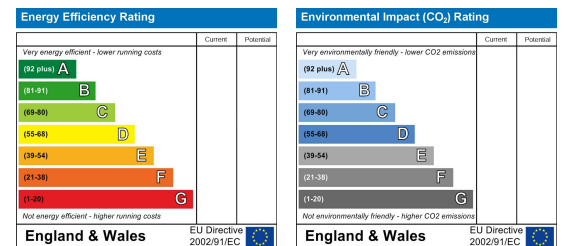
Total floor area 142.7 m<sup>2</sup> (1,536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
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