

HUNTERS[®]

HERE TO GET *you* THERE



Florence Road

Sutton Coldfield, B73 5NG

Asking Price £350,000



Council Tax: D



16 Florence Road

Sutton Coldfield, B73 5NG

Asking Price £350,000



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)

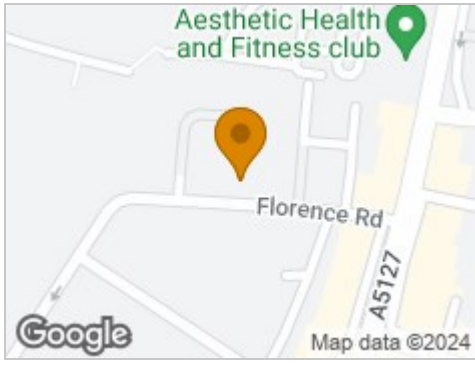
Superbly and very conveniently located for Wylde Green railway station, local shops, schools and bus services, this very spacious traditional end terraced residence is being marketed for the first time in some 50 years. Requiring modernisation and refurbishment, yet offering superb potential for extension subject to planning permission, the property must be viewed, and briefly comprises;

Enclosed porch, large hall, lounge with open fire, separate dining room, kitchen with solid fuel Aga, utility and downstairs bathroom, 3 double bedrooms and guest cloak. The property has upvc double glazing but no central heating.

Outside, good sized rear garden with store sheds, patio, side garage store and gated driveway.



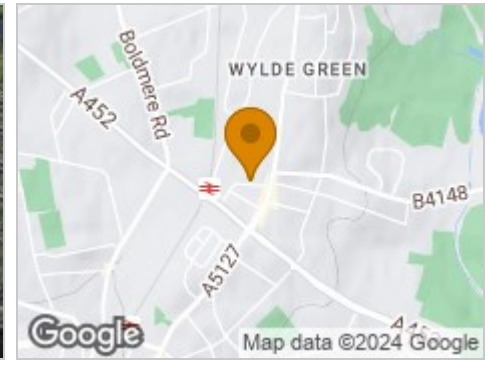
Road Map



Hybrid Map



Terrain Map



Floor Plan



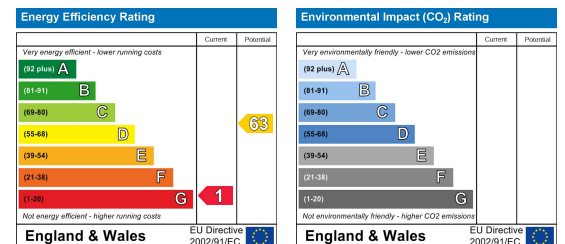
Total floor area 142.7 m² (1,536 sq.ft.) approx

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.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.