



Florence Road, , Sutton Coldfield, West Midlands, B73 5NG

- Requiring modernisation and refurbishment
- Driveway and garage
- Good sized garden
- 2 reception rooms
- REDUCED BY £25,000 FOR AN EARLY SALE
- Wonderful good sized traditional end terraced residence
- 3 excellent bedrooms
- Sought after and convenient location
- Council Tax Band D

Offers Around £300,000



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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.



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LOUNGE
13'1 x 12'6

BATHROOM
9'0" x 7'1

BEDROOM TWO
12'2 x 11'2

DINING ROOM
12'6 x 10'0

GARAGE
22'9 x 9'10

BEDROOM THREE
9'8 x 8'0

KITCHEN
15'5" x 9'4"

BEDROOM ONE
15'11 x 11'10



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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Viewings

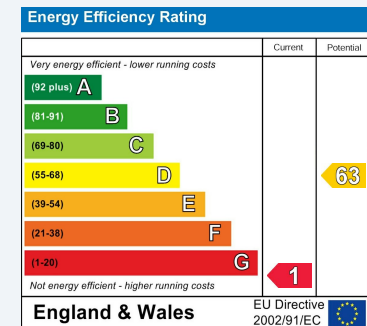
Please contact sutton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.