



- A very spacious Bungalow
- Ideally located close to all of Wylde Greens many facilities
- Double glazing and gas central heating (both where specified)
- Welcoming entrance hall
- Spacious lounge with feature fireplace
- Very generous modern styled kitchen
- Two large double bedrooms, fitted wetroom
- Large side area that was formally the garage.
- Garden with long lawn and double gates leading to off road parking
- Garden with off road parking (from Emscote Drive)



**FLORENCE DRIVE, SUTTON COLDFIELD, B73 5NH - OFFERS IN THE REGION OF
£325,000**

Ideally located in the heart of Wylde Green this generous freehold bungalow is accessed via Florence Drive off Florence Road or Emscote Drive. The property offers excellent accommodation and include a spacious entrance hall, leading to a feature open porch, large lounge with feature fire surround and views across the garden, a lovely modern styled kitchen with a comprehensive range of high gloss units, two incredibly large double bedrooms and a fitted wet room. There is also a very generous side area that was formally a garage. (this could have multiple uses) Outside to the front is a deep lawned garden and double gates allowing multiple parking space (via Florence Drive) and to the rear (Emscote Drive) there is a garden with off road parking space. EPC rating D. Council tax band C.

Access is via a large lawned garden with patio area and double gates

OPEN PORCH With monochromatic tiled floor and access to timber and stained glass reception door with stained glass windows to either side

HALLWAY A large hallway with light grey flooring and doors into bedrooms one and two, kitchen, bathroom and

LOUNGE 14'2" max into bay 12'1" min x 16'00" A generous living room with double glazed bay window to rear, stylish fire surround with living flame effect fire with decorative tiled back and hearth, radiator

KITCHEN 16'00" x 9'2" min 11'5" max An excellent kitchen with a range of white units to include drawer, base and eye level cupboards, work surface and tiling to splash back, electric cooker, stainless steel sink and drainer, space and plumbing for washing machine, space for dryer, space for American style fridge/freezer, radiator, dresser styled unit to rear, grey toned flooring, double glazed window and door to side

BEDROOM ONE 17'00" x 10'1" min to wardrobe fronts 11'8" max A very good double bedroom, double glazed window, radiator, fitted triple wardrobe, radiator

BEDROOM TWO 13'5" plus door well x 11'10" max Double glazed window, radiator

WET ROOM Fitted electric shower, wash hand basin and close coupled WC, radiator, tiling to walls, water proof flooring, double glazed patterned window

SIDE STORAGE 20'10" x 12'11" max 12'00" min (formally the garage) Double glazed window and door to front, double glazed window and door to rear, drawer, base and eye level cupboards

REAR GARDEN Offering off road parking space

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

COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales particulars.

VIEWING: Recommended via Acres on 0121 321 2101.

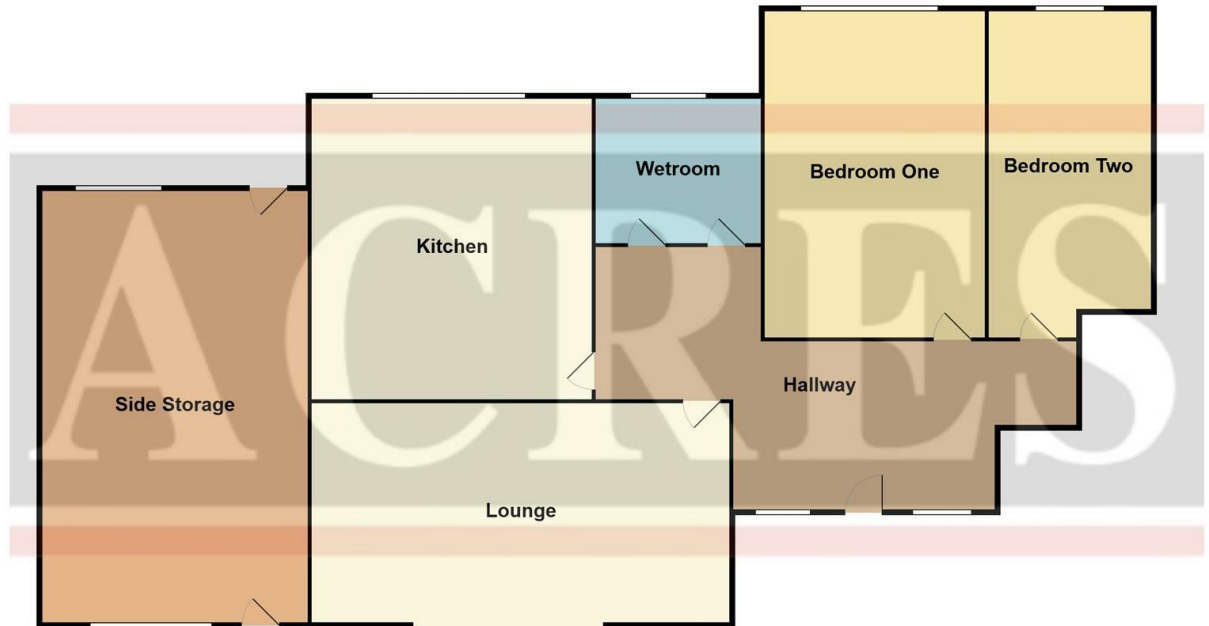
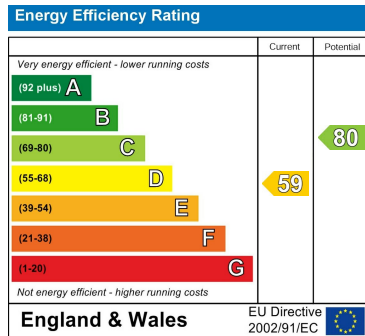
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COUNCIL TAX BAND: C **COUNCIL:**

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.