

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk

@ www.acres.co.uk

- Attractive Mid Terraced Period Style Property
- Desirable Private Road Off Florence Road
- Walking Distance to Shops & Local Amenities
- Excellent Transport Links Nearby
- Two Reception Rooms
- Modern Fitted Kitchen & Downstairs Bathroom
- Two Well Proportioned Bedrooms
- En Suite & Dressing Area to Principal Bedroom
- Off-Road Parking & Low-Maintenance Rear Garden
- No Chain



FLORENCE AVENUE, WYLDE GREEN, B73 5NQ - OFFERS AROUND £270,000

Situated on the desirable Florence Avenue, a private road accessed from Florence Road in Wylde Green, this attractive mid terraced period style property offers a wonderful combination of character features and modern day living. Ideally positioned within easy walking distance of the excellent range of shops, local amenities and transport links available in Wylde Green, the property is also conveniently located for access to Sutton Coldfield town centre and surrounding areas. Offered for sale with the benefit of no upward chain, this charming home is sure to appeal to a wide range of buyers.

Internally, the property retains a number of attractive original features, including feature fireplaces and character detailing, whilst also offering contemporary improvements throughout. The well-planned accommodation briefly comprises two reception rooms, a fitted kitchen, downstairs bathroom, two bedrooms and an en suite to the principal bedroom. Outside, there is a block paved driveway providing off road parking and a low maintenance rear garden, making this an ideal home for those looking for a character property in a convenient and established residential location.

Accessed via a block-paved driveway providing off-road parking for one vehicle and leading to the front entrance door.

LOUNGE 10'11" x 10'11" max (9'08" min) PVC double glazed window to front with fitted shutters, composite front entrance door with obscure arched panel window to the top, radiator, original feature fireplace with tiled hearth and inset, dark oak wooden flooring and open archway leading through to:

DINING ROOM: 11'10" x 10'11" max (9'09" min) PVC double glazed window to rear with fitted shutters, open recessed fireplace with surround, radiator, doors providing access to storage cupboards, continued dark oak wooden flooring, door to useful under stairs storage cupboard, door to stairs and further door leading into:

KITCHEN: 18'06" x 6'05" max (6'00" min) Two PVC double glazed windows to side, part PVC double glazed door providing access to the side, contemporary kitchen comprising a composite sink set into marble effect work surfaces with matching range of base and wall units and drawers, integrated oven and hob with extractor hood over, glass splashback, integrated fridge freezer and space for washing machine. Two radiators, laminate flooring and further door leading to:

DOWNSTAIRS BATHROOM: 6'05" x 5'08" Two obscure PVC double glazed windows, one to side and one to rear, contemporary suite comprising panelled bath with shower attachment, low flushing WC and hand wash basin set within a vanity unit, tiled surround, dark oak wooden flooring and chrome effect ladder style radiator.

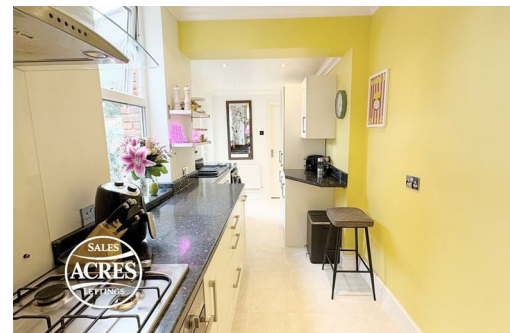
LANDING: Stairs rising to the first floor landing with doors leading off to both bedrooms

BEDROOM ONE: 11'11" x 10'10" max (9'08" min) PVC double glazed window to rear, attractive original feature fireplace, radiator, door to storage cupboard and space for a range of bedroom furniture. Open access to a useful dressing area with fitted wardrobe having mirrored sliding doors and door leading to:

ENSUITE: Obscure PVC double glazed window to rear, enclosed corner shower, low flushing WC and hand wash basin set into vanity unit, tiled surround, tiled flooring and chrome effect ladder style radiator.

BEDROOM TWO: 10'11" x 9'00" max (9'09" min) x 10'10" PVC double glazed window to front, original feature fireplace, radiator and space for a range of bedroom furniture.

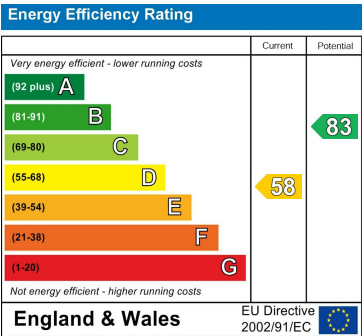
REAR GARDEN: To the rear and side is a paved patio area providing an ideal space for outdoor seating and entertaining. The remainder of the garden has been designed for ease of maintenance and incorporates a stone area with paved stepping stones, established borders and a rear access gate. The garden is enclosed by fencing to all sides.



TENURE: We have been informed by the vendor 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 : A 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 their purpose, or within 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.