

ACRES

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- Spacious Freehold Detached Bungalow
- Two exceptionally large double bedrooms
- Generous lounge with feature fireplace
- Modern fitted kitchen
- Large fitted wet room
- Versatile former garage/side storage area
- Substantial front garden with double gated access and parking for multiple vehicles
- Further rear garden with additional off road parking
- Excellent transport links close by
- Close to Wyld Green & Boldmere amenities, local schools, shops, and restaurants



FLORENCE DRIVE, SUTTON COLDFIELD, B73 5NH - OFFERS AROUND £325,000

Ideally positioned within the heart of Wylde Green, this particularly spacious freehold detached bungalow offers an excellent opportunity for those seeking generous single storey accommodation in a highly convenient and established location. Set within easy reach of the amenities of Wylde Green and Boldmere, the property is well placed for a wide variety of shops, cafés, restaurants and everyday facilities, whilst excellent transport links provide access towards Sutton Coldfield, Birmingham and surrounding areas. The area is also well served by local schools, leisure facilities and open green spaces, with Sutton Park within easy reach for those who enjoy walking, cycling and outdoor pursuits. The property itself provides considerably more accommodation than may initially be expected, combining two exceptionally large double bedrooms with generous reception space and useful additional areas. Approached via Florence Drive off Florence Road or Emscote Drive, the bungalow benefits from gardens and parking to both the front and rear, together with a substantial former garage/side storage area offering excellent versatility and potential for a variety of uses, subject to any necessary permissions. Internally, the accommodation briefly comprises a welcoming entrance hall, feature open porch, large lounge with garden views, modern fitted kitchen, two excellent double bedrooms and a fitted wet room. With its generous proportions, multiple parking options and flexible additional space, this is a particularly appealing home that warrants internal inspection.

OPEN PORCH: Approached via a large lawned front garden with patio area and double gates providing access to multiple parking spaces, the feature open porch has a monochromatic tiled floor and leads to the timber and stained glass reception door, with matching stained glass windows to either side.

ENTRANCE HALLWAY: A particularly generous entrance hallway providing access to the principal accommodation and featuring attractive light grey flooring. Doors lead off to the lounge, kitchen, bedrooms one and two and wet room, whilst there is also access to the additional side storage area.

LOUNGE: 14'2" max into bay x 16'0" A spacious and welcoming principal reception room featuring a double glazed bay window overlooking the rear garden, allowing plenty of natural light into the room. There is a stylish fire surround housing a living flame effect fire with decorative tiled back and hearth, together with radiator.

KITCHEN: 16'0" x 9'2" min / 11'5" max An excellent modern styled kitchen fitted with a comprehensive range of white high gloss units comprising a combination of drawer, base and eye-level cupboards, complementary work surfaces and tiled splashbacks. There is space for an electric cooker, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer and space for an American-style fridge/freezer. Further features include a useful dresser style unit to the rear, grey toned flooring, radiator, double glazed window and double glazed door providing access to the side.

BEDROOM ONE: 17'0" x 10'1" min to wardrobe fronts / 11'8" max A superbly proportioned double bedroom featuring a double glazed window, radiator and an excellent range of fitted triple wardrobes providing useful storage.

BEDROOM TWO: 13'5" plus door well x 11'10" max A further exceptionally generous double bedroom with double glazed window and radiator.

WET ROOM: Fitted with an electric shower, hand wash basin and low flushing WC, together with radiator, tiled walls, waterproof flooring and double glazed patterned window.

SIDE STORAGE / FORMER GARAGE: 20'10" x 12'11" max / 12'0" min A particularly useful and generous additional area, formerly the garage, offering excellent flexibility and potential for a variety of uses. The space benefits from a double glazed window and door to the front, further double glazed window and door to the rear, together with a useful range of drawer, base and eye level cupboards. This versatile area could suit a variety of requirements, subject to any necessary consents.

FRONT GARDEN & PARKING: The property is approached via a generous lawned front garden with patio area and double gates accessed from Florence Drive, providing excellent off road parking for multiple vehicles.

REAR GARDEN & PARKING: To the rear, accessed from Emscote Drive, is a further garden area incorporating an off road parking space, providing useful additional parking and outdoor space.

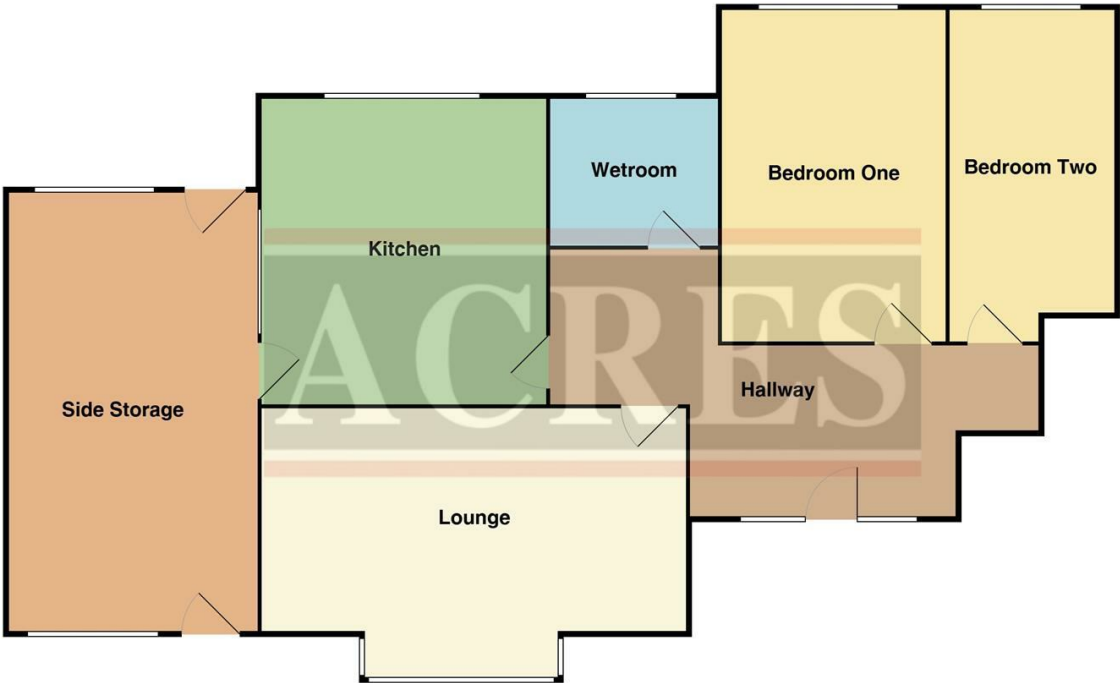


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.