



Florence Avenue,
Sutton Coldfield, B73 5NQ

£230,000

£230,000

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This superbly located two double bed period terrace property occupies a most convenient and enviable situation set close to superior transport links both road and rail within close proximity of sought after schools and shops. Set behind off road parking with a courtyard garden to the rear the accommodation includes separate reception rooms, a kitchen with utility / WC off and an en-suite shower room to bedroom one. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 3rd October 2024

Property Specification

SUPERBLY LOCATED PERIOD TERRACE
TWO DOUBLE BEDROOMS
SEPARATE RECEPTION ROOMS
KITCHEN WITH UTILITY/WC OFF
OFF ROAD PARKING TO FRONT

Lounge 3.30m (10'10") x 3.28m (10'9")

Dining Room 3.63m (11'11") x 3.30m (10'10")

Kitchen 2.88m (9'5") x 1.80m (5'11")

Rear Lobby

Utility Cloakroom 1.96m (6'5") x 1.70m (5'7")

Store

Stairs

Bedroom 2 3.30m (10'10") x 3.28m (10'9")

Bedroom 1 3.63m (11'11") x 3.30m (10'10")

Landing

Shower Room

Viewer's Note:

Services connected:
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

