



Florence Avenue,  
Sutton Coldfield, B73 5NQ

£220,000

# Sutton Coldfield

£220,000



This well-presented period style terrace occupies an enviable and convenient location superbly situated for the nearby shopping centre at Wylde Green within close proximity of excellent transport links both road and rail.

With accommodation comprising separate reception rooms and a generous kitchen to the ground floor along with two double bedrooms and a first-floor bathroom.

With off road parking to the front and an attractive rear garden it must be viewed at the earliest opportunity in order to avoid disappointment.

- WELL PRESENTED PERIOD TERRACE
- COVETED AND CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- SEPARATE RECEPTION ROOMS
- CLOSE PROXIMITY TO DESIRABLE AMENITIES
- OFF ROAD PARKING TO FORE
- PLEASANT REAR GARDEN
- EXCELLENT LOCAL TRANSPORT
- UPVC SASH WINDOWS TO THE FORE & FULL DOUBLE GLAZING THROUGHOUT





## Property Specification

WELL PRESENTED PERIOD TERRACE

The property briefly comprises:

Lounge 3.33m (10'11") x 3.30m (10'10")

Dining Room 3.61m (11'10") x 3.33m (10'11")

Kitchen 2.87m (9'5") x 1.83m (6')

Kitchen 2.90m (9'6") x 1.83m (6')

Bedroom 3.30m (10'10") x 3.30m (10'10")

Bedroom 3.66m (12') x 2.41m (7'11")

Bathroom 2.56m (8'5") x 1.80m (5'11")



### 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: 30th March 2021

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

