

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Pretty period style property
- ◆ Located central to Wylde Greens facilities including, shops, restaurants
- ◆ Local bus and train links
- ◆ Lounge
- ◆ Separate dining room
- ◆ Fitted Kitchen and Bathroom
- ◆ Two Double bedrooms
- ◆ Block paved fore garden offering parking space
- ◆ Rear garden with patio and lawn



1 Florence Avenue, Wylde Green, B73 5NQ ~ Offers around £240,000

This pretty period style Freehold property is ideally situated close to Wylde Greens many amenities including, shops, restaurants, bus links and the cross city line. The well presented interiors benefit from double glazing and gas central heating (both where specified) and include lounge, separate dining room, fitted kitchen and bathroom with white suite. To the first floor are two excellent double bedrooms. To the rear is a garden that includes Both patio and lawn with blocked paved fore garden offering parking space. This is an excellent buy and should be viewed internally to fully appreciate the properties character and enviable location. Council Tax Band A. EPC rating E.

Access is avia brick block fore garden offering parking space

Double glazed reception door into:

DINING ROOM 14'4" max 10'10" min x 11'2" max 10'2" min to chimney breast Double glazed window to front, timber effect floor, timber fire surround with tiled hearth and fitted living flame effect fire, radiator, door into

LOUNGE 11'11" x 10'11" max 10'0" min to chimney breast Double glazed window to rear, timber effect floor, staircase to first floor, radiator, timber effect fire surround with fitted living flame effect fire, door into

KITCHEN 9'0" x 5'10" Having a range of drawer, base and eye level cupboards with works surface over and tiled splash backs, one and half bowl sink and drainer under the double glazed window, space and plumbing for washing machine, fitted four ring gas hob with electric oven under and extractor hood over, double glazed door to garden

INNER LOBBY Wall mounted gas central heating boiler, space for fridge freezer, door into

BATHROOM Having panelled bath with electric shower over, wash hand basin with vanity unit below, close coupled WC, chrome ladder style radiator/towel rail, tiling to half height and bath/shower area

FIRST FLOOR LANDING Access to loft space, doors into

BEDROOM ONE 11'1" x 10'11" max 10'2" min to chimney breast Double glazed window to front, radiator

BEDROOM TWO 11'9" x 10'11" max 10'2" min to chimney breast Double glazed window to rear, radiator, access to over stairs store cupboard

REAR GARDEN Paved patio area to fore with lawn to rear and fenced borders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

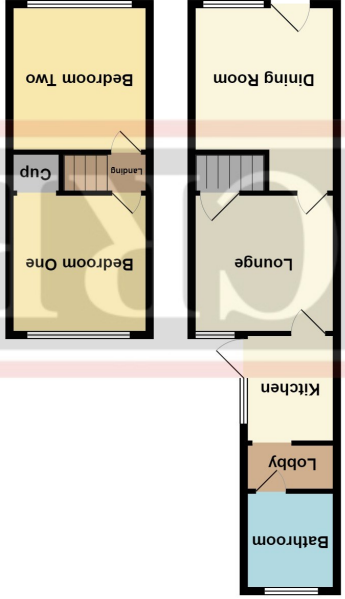


TENURE:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

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.)
As per sales particulars.
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.