



Florence Avenue, Sutton Coldfield
£345,000

3 bedroom semi-detached house for sale | Freehold



IHF PROPERTY

Lovely semi-detached, family size property with a large garden area. Property has a spacious driveway to fit 2 cars at the front.

The house features 3 spacious bedrooms on the upper floor, along with a contemporary shower room and a separate toilet. On the ground floor, there are two reception rooms connected by a hallway, as well as a customized kitchen with marble countertops and providing access to the sizable backyard.

Council Tax Band: a

Tenure: Freehold

Bedroom 1

w: 3.96m x l: 3.05m (w: 13' x l: 10')

Bedroom 2

w: 3.96m x l: 3.35m (w: 13' x l: 11')

Bedroom 3

w: 2.74m x l: 2.13m (w: 9' x l: 7')

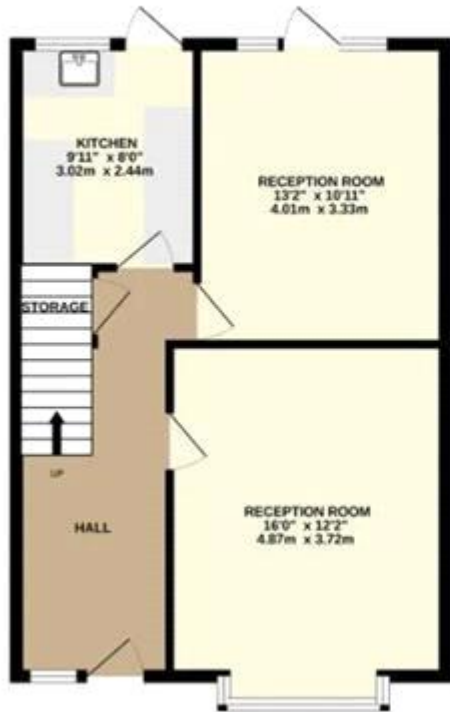
Shower

w: 2.13m x l: 1.52m (w: 7' x l: 5')

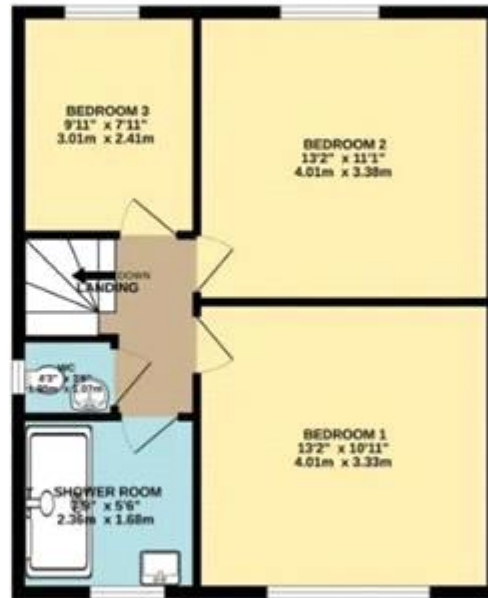


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



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Viewing by appointment only
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506B Slade Road, Birmingham, West Midlands B23 7JE

Tel: 01217518216 Email: info@ihfproperty.co.uk Website: www.ihfproperty.co.uk