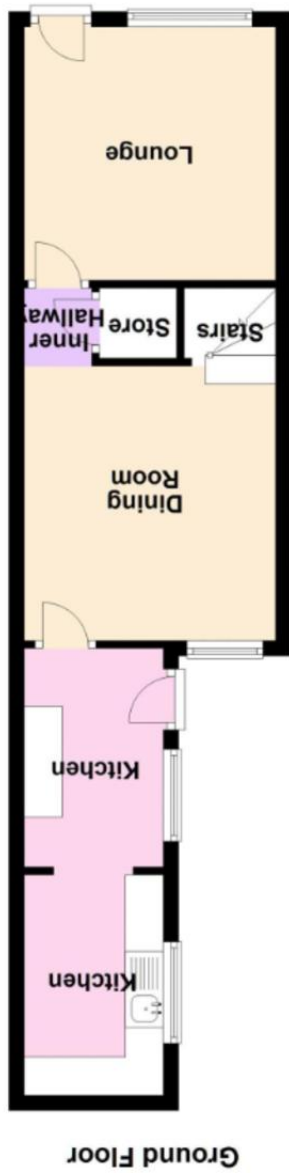
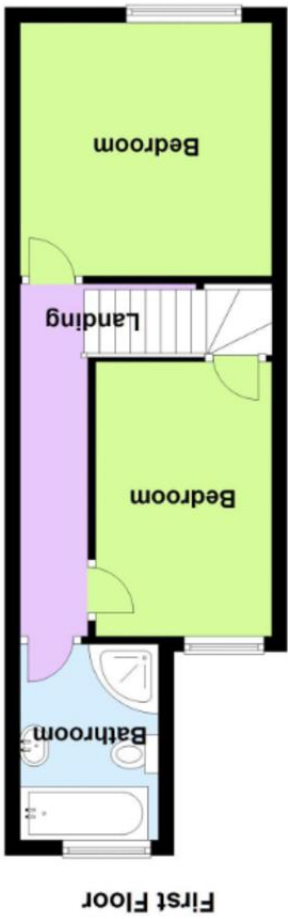
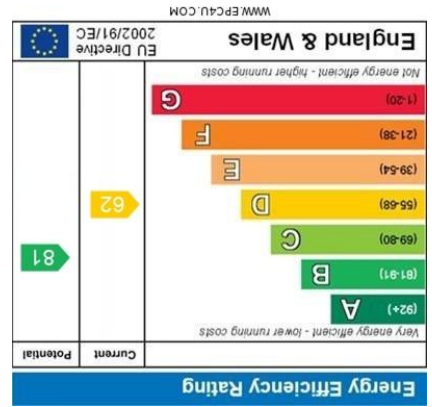


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- TWO BEDROOM TRADITIONAL TERRACED HOME
- HIGHLY SOUGHT AFTER LOCATION
- PRIVATE ROAD
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Florence Avenue, Wylde Green, Sutton Coldfield, Birmingham, B73 5NQ

£250,000



## Property Description

This charming terraced property is now available for purchase. With a charming and neutrally decorated interior, this home is a blank canvas waiting for your personal touch. A property that has been maintained to a high standard, it offers a sense of warmth and tranquillity, making it an ideal home for families and couples alike. The property comprises two generously proportioned bedrooms, a full bathroom, and a well-appointed kitchen. The kitchen provides plenty of space for home-cooked meals and entertaining, ensuring a comfortable and functional living experience. In addition to the bedrooms and kitchen, the property boasts two inviting reception rooms, promising ample space for relaxation and socialising. With a layout that is both practical and versatile, these rooms can adapt to your lifestyle needs, whether it is for quiet contemplation or hosting guests. One of the standout features of this property is its location. Situated within reach of excellent public transport links, the home offers easy access to a range of local amenities, making your daily life convenient and hassle-free. Despite its central location, the property is nestled in a quiet neighbourhood, allowing you to enjoy the best of both worlds - the vibrancy of city life and the tranquillity of a peaceful residential community.

In conclusion, this terraced property presents a fantastic opportunity for those seeking a comfortable, well-located home that they can make their own. Its neutral decor, convenient location, and versatile spaces make it an attractive option for a wide range of buyers. Please call us now to avoid early disappointment.

**LOUNGE** 10' 10" x 10' 11" (3.3m x 3.33m) Having window to front, radiator, ceiling light and power points.

**DINING ROOM** 11' 10" x 10' 10" (3.61m x 3.3m) Having window to rear, radiator, ceiling light and power points.

**KITCHEN** 19' 9" x 5' 10" (6.02m x 1.78m) Having a range of wall and base units, two windows to side, radiator, ceiling light and power points.

**LANDING** Providing access to both bedrooms and family bathroom.

**BEDROOM ONE** 10' 10" x 9' 8 min" (3.3m x 2.95m) Having window to front, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 1" x 7' 11" (3.68m x 2.41m) Having window to rear, radiator, ceiling light and power points.

**BATHROOM** 8' 4" x 5' 11" (2.54m x 1.8m) Having window to rear, bath with overhead shower, walk in shower, low level wc, wash basin and ceiling light.

Council Tax Band A - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, O2 and Vodafone and limited for Three.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 136 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreadt, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

**AGENTS NOTE** There is also a charge for the upkeep of the private road. The latest charge was £70 per annum.

