Bartleys
Estate Agents










# 76 Florence Road, Acocks Green, Birmingham B27 6LW

Price Guide £220,000

- Spacious Inner Terrace
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Energy Efficiency Rating - D

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# 76 Florence Road, Acocks Green, Birmingham B27 6LW

A spacious, three bedroom, Victorian inner terrace offers a great opportunity to make a lovely family home or buy-to-let investment. Ideally located close to the village with all its amenities and excellent transport links, the accommodation briefly comprises hallway, two reception rooms, breakfast kitchen, three bedrooms, bathroom and mature gardens.

**APPROACH**
Via a small, enclosed fore garden with a pathway leading to a UPVC double glazed front door to the porch with a stained glass front door to:-



**ENTRANCE HALL**
Double panel radiator, ceiling light point, stairs rising to first floor landing, doors to reception rooms, kitchen and understairs storage cupboard.

**FRONT RECEPTION ROOM**
**13' 5" (4.1M) X 11' 10" (3.6M)**
Ornamental gas fire with surround, ceiling light point, double panel radiator, UPVC double glazed bay window to the front aspect.

**REAR RECEPTION ROOM**
**12' 2" (3.7M) X 10' 2" (3.1M)**
Ornamental gas fire with surround, ceiling light point, double panel radiator, UPVC double glazed window to the rear aspect.



**BREAKFAST KITCHEN**
**16' 1" (4.9M) X 8' 6" (2.6M)**
Fitted with a range of wall and base units with co-ordinating roll top worksurfaces, stainless steel single drain sink unit with mixer tap over, space for a gas cooker, space and plumbing for a washing machine, wall-mounted combi boiler, double panel radiator, ceiling light point, UPVC double glazed window and door to the rear garden.



**FIRST FLOOR LANDING**
Ceiling light point, doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE (FRONT)**
**15' 5" (4.7M) X 11' 2" (3.4M)**
Double panel radiator, ceiling light point, two UPVC double glazed windows to the front aspect.



**BEDROOM TWO (REAR)**
**12' 2" (3.7M) X 10' 2" (3.1M)**
Double panel radiator, ceiling light point, fitted wardrobe, UPVC double glazed window to the rear aspect.

**BEDROOM THREE (REAR)**
**8' 2" (2.5M) X 8' 2" (2.5M)**
Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

**BATHROOM**
Three piece coloured suite comprising low level flush WC, pedestal hand wash basin, panel bath, tiling to splash prone areas, single panel radiator, ceiling light point, obscure UPVC double glazed window to the side aspect.

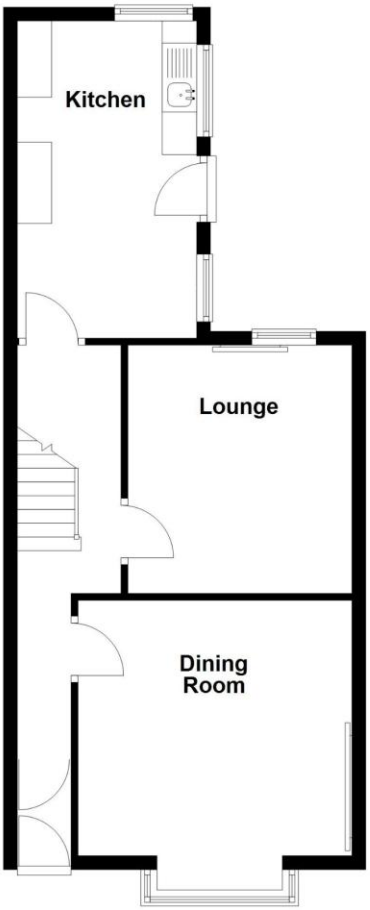


**REAR GARDEN**
A paved patio leads to the garden which is mainly laid to lawn with wood panel fenced perimeter and a variety of mature shrubs. There is gated access to the side of the property.

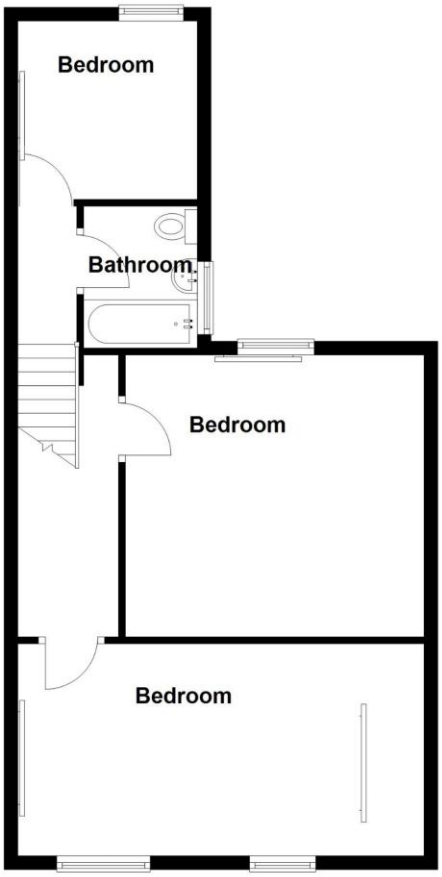
**TENURE**
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



## Ground Floor
Approx. 525.0 sq. feet



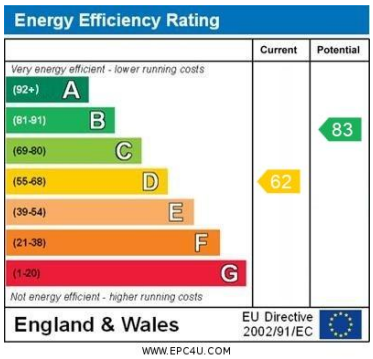

## First Floor
Approx. 598.0 sq. feet




Total area: approx. 1123.0 sq. feet

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