



Clarendon Road, Sutton Coldfield

£270,000

 **MOORHOUSE**



Clarendon Road

Sutton Coldfield

Situated in a highly sought-after location, this charming two bedroom end of terrace house presents an ideal opportunity for first-time buyers or those looking to downsize. Boasting a prime position close to excellent schools, this property offers a perfect blend of convenience and comfort.

THE PROPERTY....

Upon entering the residence, you are greeted by a welcoming reception hallway that leads you to the living room, providing space for relaxation and entertainment. The adjoining kitchen/dining room offers a functional environment for cooking and dining with french doors leading to the rear garden.

Moving upstairs, you will find two well-appointed bedrooms, perfect for creating your own private retreats, as well as a modern bathroom with a separate shower cubicle.

Outside, the property continues to impress with its ample outdoor space, featuring a driveway for convenient parking.





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A generously sized rear garden offers a private oasis for outdoor enjoyment, providing plenty of room for outdoor activities, allowing you to bask in the fresh air and soak up the natural surroundings right at your doorstep. Whether you're enjoying a leisurely morning coffee or hosting gatherings with friends and family, the outdoor space of this property caters to all your needs and desires.

To conclude, this property is ideal for first time buyers, investors and clients looking to downsize. Located in a very popular location close to excellent schools and a good sized garden. Offering plenty of potential to create a beautiful home.







FEATURES:

- Two bedroom end terraced
- Highly popular location
- Ideal first time purchase
- Living Room
- Kitchen/dining room
- Bathroom
- Driveway
- Generously sized rear garden

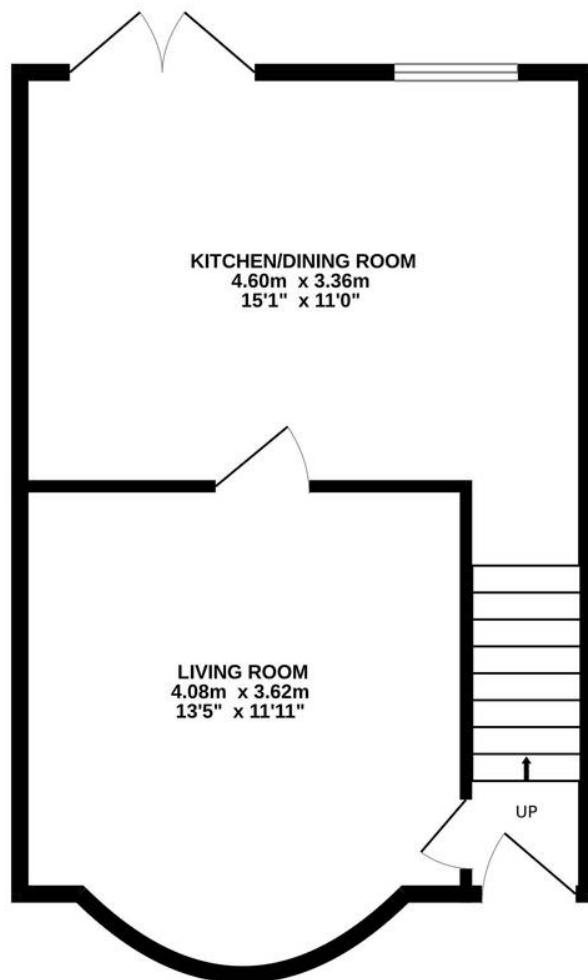
INTERESTED?

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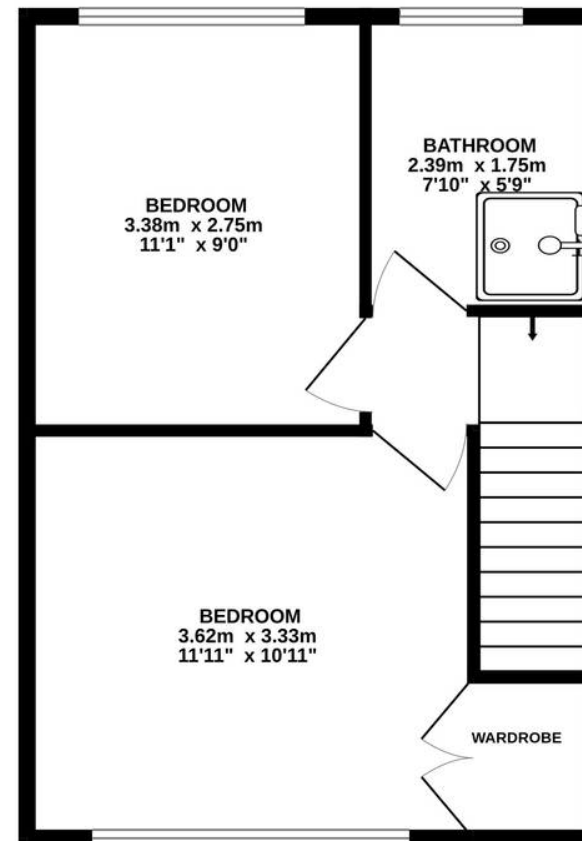
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GROUND FLOOR
31.8 sq.m. (343 sq.ft.) approx.



1ST FLOOR
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 62.5 sq.m. (673 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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