

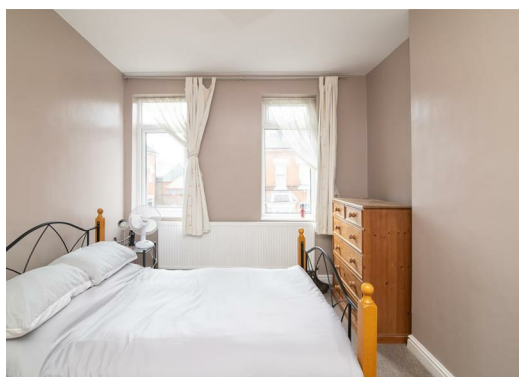


## 25 Florence Road, Birmingham, B14 7DD

Offers Around £250,000



Two Bedrooms with potential Third | End Terrace | Potential Rental Income | Close to Amenities | Amazing Transport Links | Rear Access for Parking | Upstairs Bathroom | Additional Boarded Loft Space | Modern Kitchen | New Carpets and Flooring



## Description

Within a stones throw of the popular location of Kings Heath

Genie Homes is delighted to present a charming end of terrace home near the Kings Heath High Street, situated at the apex of the road which has no through access, the property provides seclusion and convenience. The property benefits from full gas central heating and double glazing. There is potential to extend and reconfigure the property with the relevant planning permissions. Florence Road also has private rear access which could be suitable for parking a standard sized car or multiple bikes

Inside, briefly comprising of Reception Room leading through to Kitchen and separate Utility, which leads to the rear courtyard. On the first floor 1 double bedroom, a study/playroom/potential 3rd bedroom and the family bathroom. On the second floor there is the second bedroom which has built in wardrobes. The wardrobe discreetly conceals access to a boarded loft space, perfect for additional storage.

We estimate on rental an income of approximately £1150 pcm could be achieved in this area

The allure of Kings Heath lies in its unparalleled access to an array of amenities. A short stroll leads to the convenience of ASDA and Sainsbury's Supermarkets, Cashpoints, a myriad of Bars and Restaurants, as well as diverse clothing boutiques and more. Transport links abound in Kings Heath, encompassing direct bus routes to Birmingham City Centre, easy reach of the M42 Motorway, and anticipation for the forthcoming Camp Hill Train Line, set to include a dedicated Kings Heath station. Education options are abundant, with local primary schools in proximity, including the esteemed Colmore Junior School, St. Dunstan's Catholic School, and King Edward VI Camp Hill Secondary Schools

Viewing recommended to appreciate the property, please contact us to arrange.

## Lounge

13'9" x 10'5" (4.20 x 3.20)

Spacious Lounge with double glazed bay window to the front of the property. Newly carpeted and painted. With double wall mounted radiator and fireplace hearth with gas fare.

## Kitchen

13'1" x 10'5" (4.00 x 3.20)

Fully fitted kitchen, newly laid laminate flooring leading through to the utility room. Also freshly painted. Wall and floor level cupboards in white matt finish, butcher block worktop, tiled surround, integrated oven with gas hob,

## Utility Room

13'1" x 3'11" (4.00 x 1.20)

Newly painted with flooring continuing from kitchen, with worktop and cupboard space

## Bedroom 1

13'9" x 9'10" (4.20 x 3.00)

To front of property on the first floor, with two double glazed windows, newly painted and carpeted. Double wall mounted radiator

## Bedroom 2

12'5" x 9'10" (3.80 x 3.00)

On second floor, with velux window, freshly painted and carpeted. Built in wardrobes which house an internal door leading to boarded loft space

## Study / Playroom

10'5" x 9'10" (3.20 x 3.00)

On first floor with double glazed window to rear, door leading to bathroom. Newly carpeted and painted, with wall mounted radiator

## Bathroom

13'1" x 3'11" (4.00 x 1.20)

White suite, with hand basin, WC and corner bath. Obscured glass double glazed window, to rear of property

## Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

## TENURE

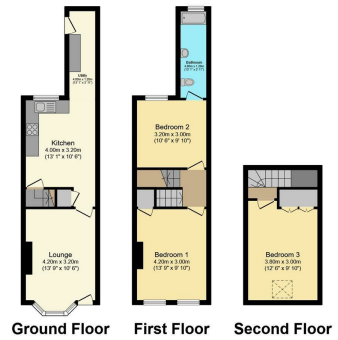
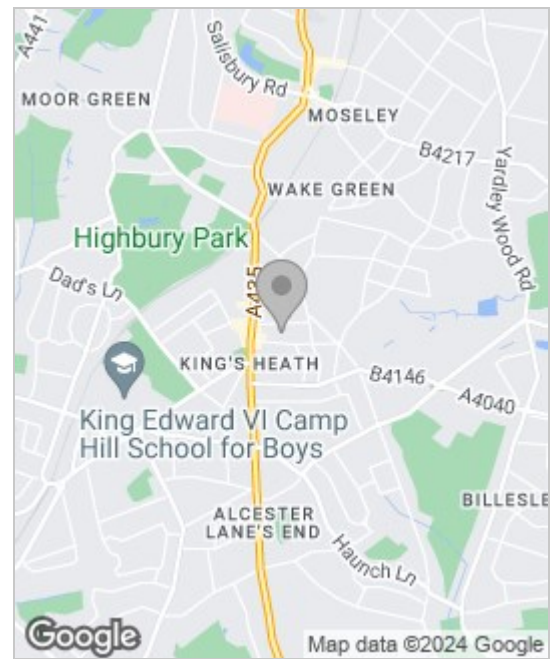
Freehold

## POSSESSION

Vacant Upon Completion

## VIEWING

Viewing strictly by appointment through Genie Homes



Total floor area 88.6 sq.m. (954 sq.ft.) approx.  
The plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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