

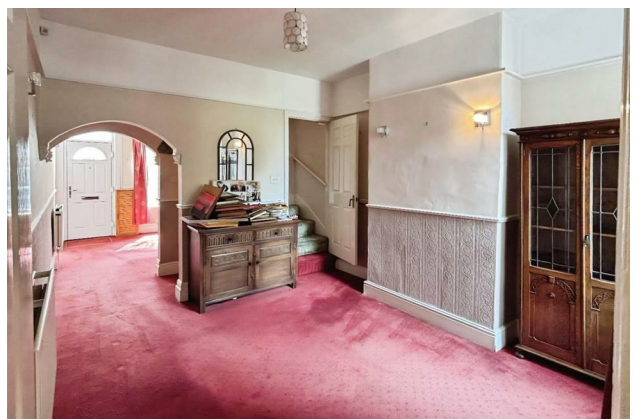
HUNTERS®

HERE TO GET *you* THERE

14 Florence Avenue, Sutton Coldfield, B73 5NQ

Offers Over £205,000

Property Images



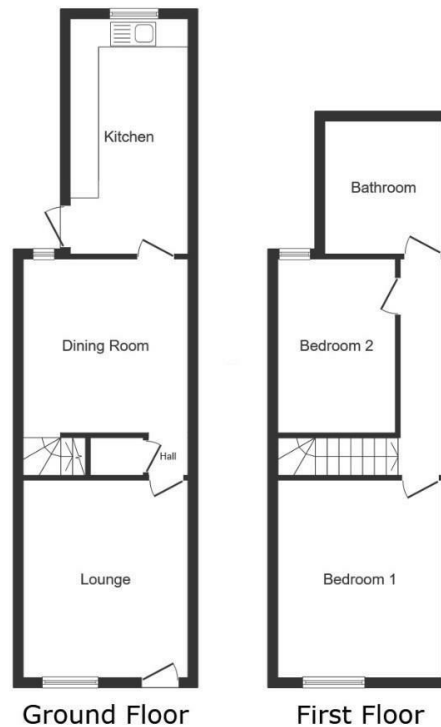
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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map



Summary

Situated on a quiet and conveniently located avenue, this traditional two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers or those looking to put their own stamp on a home. Ideally positioned within easy reach of a variety of local shops, restaurants, cafés and excellent public transport links, including nearby bus routes and Wylde Green Railway Station, the property combines convenience with a peaceful residential setting.

Retaining a wealth of traditional character, the accommodation comprises a welcoming entrance hall, a comfortable living room, separate dining room and a galley-style kitchen with access to the rear garden. Upstairs, there are two well-proportioned bedrooms and a family shower room.

While the property would benefit from some modernisation, it offers fantastic potential to create a stylish and personalised home. Further benefits include a private, low-maintenance rear garden, gas central heating, double glazing and a driveway offering parking for one car.

Early viewing is highly recommended to appreciate the location, character and potential this delightful home has to offer.

Features

- Sought-after residential location • Excellent scope to modernise • Walking distance to local amenities • Attractive traditional features • Private rear garden • Two well-proportioned double bedrooms • First-floor bathroom • No onward chain • Council Tax Band A