

Floyer Road,



Offers Over £210,000



# Floyer Road,

- End-Terrace
- Gas Central Heating
- Ideal For First Time Buyers
- On Street Parking
- 3 Bedrooms
- Double Glazed
- Ideal For Investors

Tenure: Freehold  
Council Tax Band:

Nestled on the charming Floyer Road in Birmingham, this delightful end terrace house presents an excellent opportunity for both families and investors alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The two inviting reception rooms offer versatility, perfect for entertaining guests or creating a cosy family environment.

The house is equipped with double glazing, ensuring warmth and energy efficiency throughout the year. With gas central heating, you can enjoy a snug atmosphere during the cooler months. The bathroom is conveniently located, catering to the needs of the household.

On-street parking is available, making it easy for residents and visitors alike. This property is ideally situated in a vibrant community, close to local amenities and transport links, enhancing its appeal for potential tenants or buyers.

Whether you are looking to invest in a promising rental property or seeking a family home in a welcoming neighbourhood, this end terrace house on Floyer Road is a splendid choice. Don't miss the chance to explore the potential this property has to offer.

## Front Garden

End-Terrace property with on street parking

## Porch

## Hallway

## Reception Room

3.60 x 3.32 (11'9" x 10'10")

Double glazed windows to front, laminate flooring, ceiling light, skirting board, coving, wall mounted radiator

## Lounge

3.44 x 3.40 (11'3" x 11'1")

Double glazed window to rear, skirting board, ceiling light, laminate flooring, wall mounted radiator

## Kitchen

3.86 x 2.20 (12'7" x 7'2")

Double glazed window to side, ceiling light, floor tiles, splashback tiles, generous number of storage units, drainer sink with mixer tap, wall mounted radiator, boiler, extractor hood, skirting, understairs storage with shelves

## Shower Room

2.15 x 1.40 (7'0" x 4'7")

Double glazed window to side, tiled flooring, tiled walls, ceiling light, shower cubicle with mixer tap, wall mounted radiator, wash basin with mono tap, electric shower

## Landing

Storage cupboard, ceiling light, flooring

## Bedroom 1

4.69 x 3.32 (15'4" x 10'10")

Double glazed window to front, carpet, skirting board, wall mounted radiator, ceiling light

## Bedroom 2

3.45 x 2.79 (11'3" x 9'1")

Double glazed window to rear, carpet, ceiling light, skirting board, wall mounted radiator

## Bedroom 3

3.88 x 2.18 (12'8" x 7'1")

Double glazed window to rear, carpet, skirting board, wall mounted radiator, ceiling light

## Rear Garden

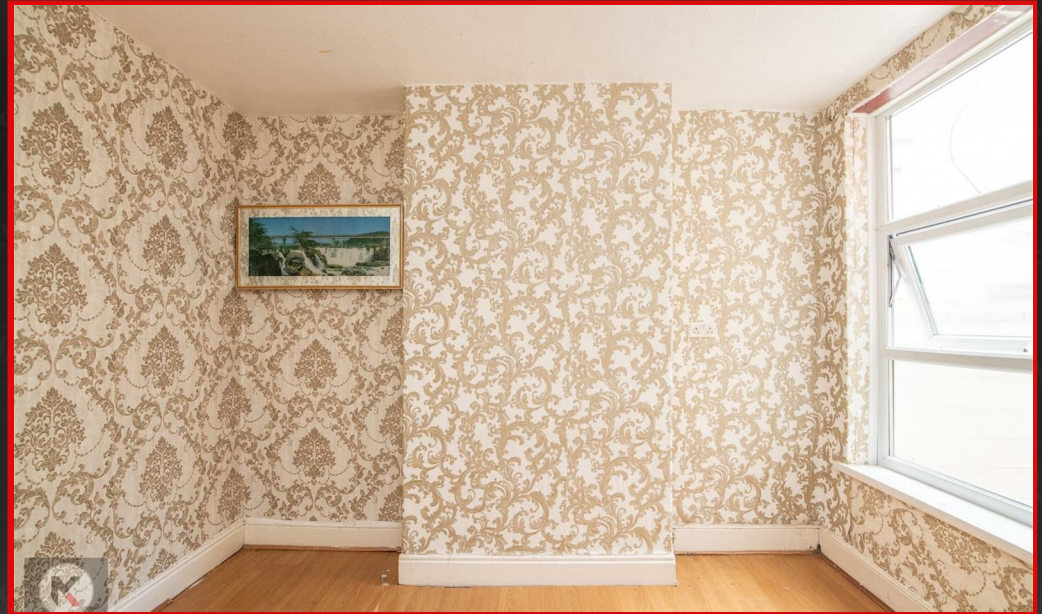
Fenced boundaries, laid lawn, good size

## Directions





## Floyer Road,





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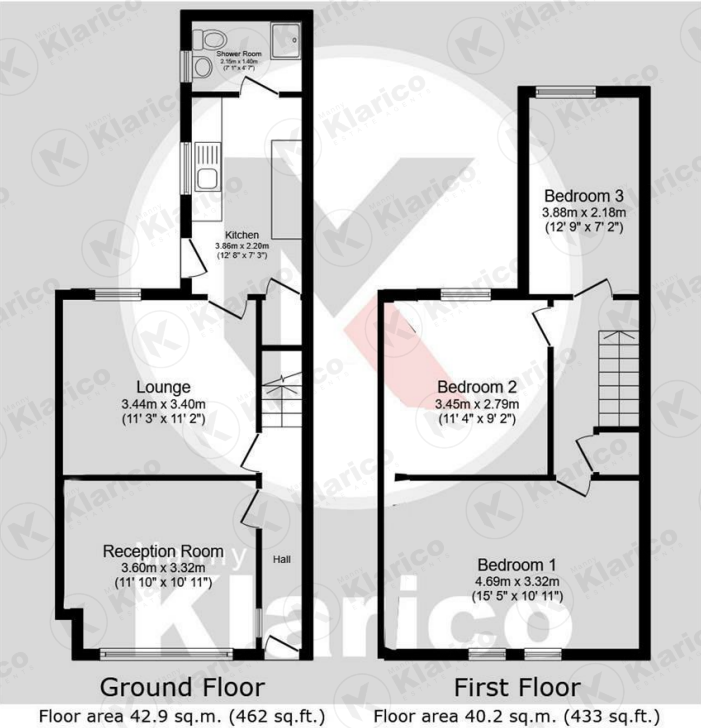




Floyer Road,

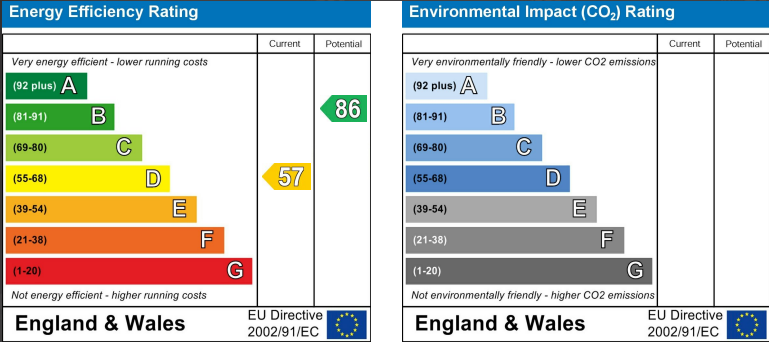


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Total floor area: 83.1 sq.m. (895 sq.ft.)

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).



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