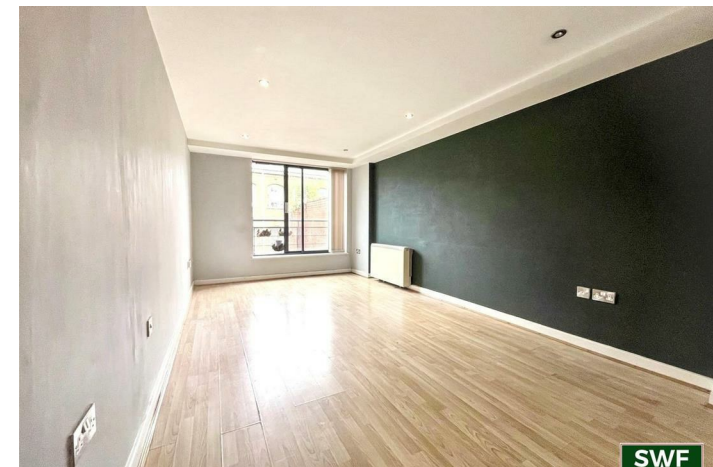




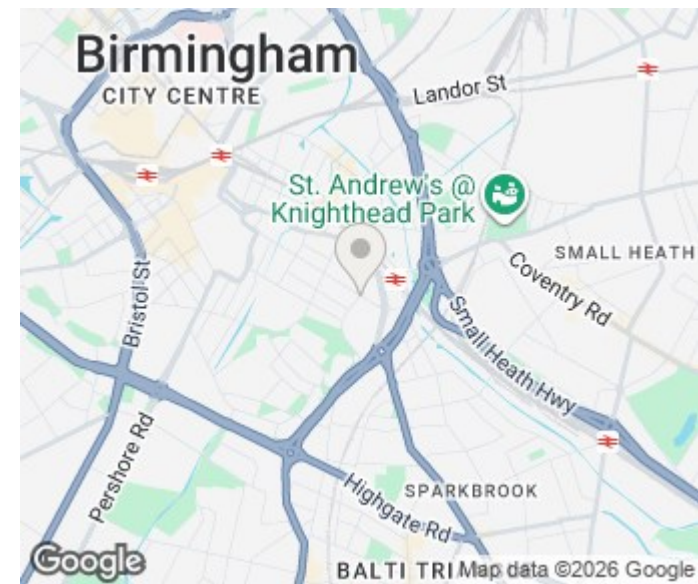
## 70 AVOCA COURT 21 MOSELEY ROAD BIRMINGHAM, B12 0HJ

£150,000  
LEASEHOLD

Modern two bedroom apartment situated in a prime location close to Birmingham City Centre. The property would make an ideal first time buy or investment and features spacious accommodation comprising entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Avoca Court sits in the heart of the up and coming Digbeth area close to Grand Central Station, Bullring, Mailbox and an array of further fantastic amenities Birmingham City Centre has to offer. This apartment is ideal for first time buyers, professionals or investors alike.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Sanders, Wright & Freeman -  
Lettings  
13 Waterloo Road  
Wolverhampton  
West Midlands  
WV1 4DJ

01902575555  
enquiries@swfestateagents.co.uk  
<https://www.swfestateagents.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements