

**71a Nigel Avenue, Northfield, Birmingham, B31 1LL**

**2 bedroom detached**

**Fixed Purchase Price £149,950**

Available to purchase on Rent2Buy / Extended Purchase Scheme

Rent: £650 pcm + purchase payments



**Key features:**

- Two bedrooms
- Cloakroom
- 1st floor bathroom
- off road parking with tarmac driveway

## **Full description:**

### **SUMMARY**

A recently constructed detached property benefitting from off road parking with accommodation comprising of cloakroom, well designed lounge, fitted kitchen to include some appliances, two bedrooms and 1st floor bathroom, side trademans entrance, raised front lawn with dwarf brick built wall.

### **DESCRIPTION**

A recently constructed detached property benefitting from off road parking with tarmac driveway with accommodation comprising of cloakroom, well designed lounge, fitted kitchen to include some appliances, two bedrooms and 1st floor bathroom, side trademans entrance, raised front lawn with dwarf brick built wall.

### **Accommodation**

Is approached via tarmac driveway for off road parking and leading to:

### **Entrance Hall**

Having ceiling light point, floor tiling and doors radiating off to:

### **Cloakroom**

Having low flush w.c, wall mounted sink unit, panel radiator, extractor fan, tiling to splashback prone areas and ceiling light point.

### **Lounge** 16' 1" x 11' 10" ( 4.90m x 3.61m )

Having double glazed bay window to the front elevation, double glazed window to the rear elevation, two panel radiators, ceiling light point and open plan staircase rising off.

### **Fitted Kitchen** 10' 2" x 8' 2" ( 3.10m x 2.49m )

Having a wide variety of matching fitted wall and base units with rolled top work surface over, four ring gas hob with Stoves oven beneath and extractor over, part tiling to walls, tiled floor, single drainer sink unit with mixer tap and base cupboard beneath, integrated washer drier and UPVC double glazed door and window overlooking the rear elevation.

### **1st Floor Accommodation**

Is approached via open plan staircase off the lounge.

### **Landing**

Having ceiling light point, loft access and doors radiating off to:

### **Bedroom One** 14' x 11' 1" ( 4.27m x 3.38m )

Having double glazed windows to both front and rear elevations, panel radiator and ceiling light point.

### **Bedroom Two** 11' 9" x 7' 4" max ( 3.58m x 2.24m max )

Having double glazed bay window to the front, panel radiator and ceiling light point.

### **Bathroom**

Having panel bath with shower over, pedestal wash hand basin, low flush w.c, heated towel rail, tiling to walls and obscure double glazed window to the rear elevation.

### **Outside**

Raised paved patio area, two tiers and being mainly laid to lawn and timber fencing surround to rear. Raised front lawn with dwarf brick wall.

Off road parking for 3 cars.