



**Connells**

Nocks Avenue  
Birmingham



## Property Description

**\*\*NO CHAIN\*\*** A well-presented 2 bedroom new build home, with immaculate frontage in a quiet cul de sac location. With fantastic main road and travel links into Birmingham City Centre, this property is ideal for working professionals or first time buyers looking to buy a fantastic first home. With nearby sought after primary and secondary schools, as well as local parks and play centres, this property is also great for young families. Inside the house features a good sized living room to the front, leading through into an open kitchen/dining space with modern fitted appliances and ample built in storage cupboards. Downstairs also features a guest WC. Upstairs we have two great sized bedrooms, with a generously sized fitted bathroom and access to a large loft space, boarded throughout. At the rear is a good sized back garden with spacious grassed area and handy patio space, with access to the front of the property. Viewings highly recommended.

## Entrance Hall

Access is via a PVC front door, into a small entrance hall, having radiator to wall, access to first floor landing and access to family lounge.

## Family Lounge

13' 5" x 8' 7" ( 4.09m x 2.62m )

Having front facing window overlooking the driveway, radiator to wall and built-in storage cupboard.

## Ground Floor Guest WC

Having low level flush WC, wash hand basin and radiator to wall.

## Kitchen

12' 8" x 8' 7" ( 3.86m x 2.62m )

Comprising integrated cupboards, electric hob and oven with filter hood over, laminate work surfaces, integrated dishwasher, space for a fridge/freezer, space for a dining table and chairs and space and plumbing for a washing machine and built-in storage cupboard/pantry. Double glazed French doors lead to the rear garden.

## First Floor Landing

Having built-in storage cupboard, loft access (which the vendor advises is boarded) and doors give access to bedrooms 1, 2 and the family bathroom.

## Bedroom 1

12' 8" x 10' 9" maximum ( 3.86m x 3.28m maximum )

Having space for wardrobes, radiator to wall, built-in storage cupboard and front facing window overlooking the driveway.

## Bedroom 2

12' 8" x 9' 9" maximum ( 3.86m x 2.97m maximum )

Having space for wardrobes, radiator to wall and rear facing window overlooking the rear

garden.

## Family Bathroom

Comprising a bath with shower over, low level flush WC, wash hand basin and towel warmer radiator to wall.

## Outside

### Front

The property is accessed via a tarmac driveway, offering ample off-road parking

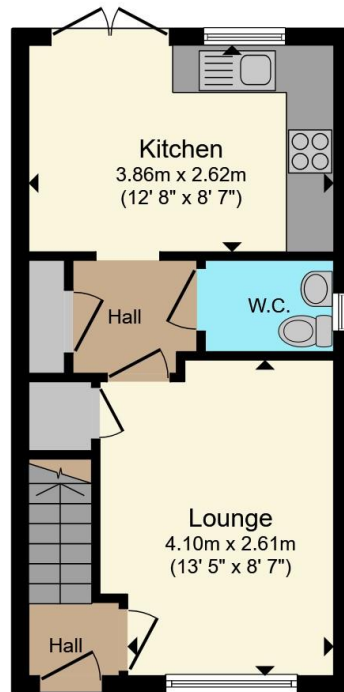
### Rear Garden

The rear garden is mostly laid to lawn with small patio area and fencing around perimeter

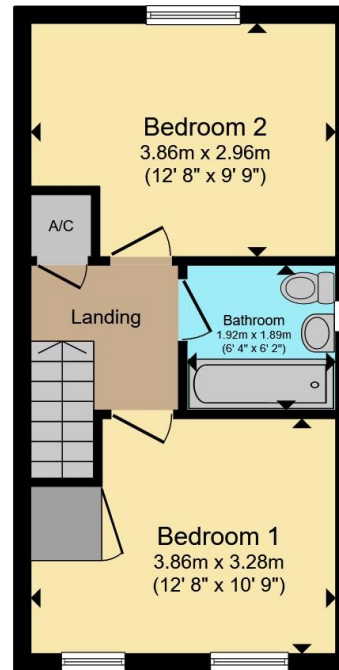








**Ground Floor**



**First Floor**

Total floor area 61.6 m<sup>2</sup> (663 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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