

For Sale

offers over **£230,000**



Navigation Way, Hockley, Birmingham, B18 5RU

A well-presented two-bedroom home on the sought-after Navigation Way, benefiting from a private driveway, spacious living room, fitted kitchen/diner, guest WC, and a family bathroom. Ideally suited to first-time buyers, small families, or investors.

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Entrance Hallway

A welcoming entrance hallway providing access to the ground floor accommodation, with stairs rising to the first floor.

Guest WC

Conveniently located on the ground floor and fitted with a low-level WC and wash hand basin.

Reception Room

A spacious and bright reception room offering ample space for both lounge and dining furniture, ideal for everyday family living and entertaining guests.

Kitchen/Diner

Fitted with a range of wall and base units providing ample storage and worktop space, with room for dining and access to the rear garden.

Bedroom 1

A generous double bedroom located to the front of the property, offering plenty of space for wardrobes and additional bedroom furniture.

Bedroom 2

A well-proportioned double bedroom overlooking the rear aspect, suitable as a guest room, children's bedroom, or home office.

Family Bathroom

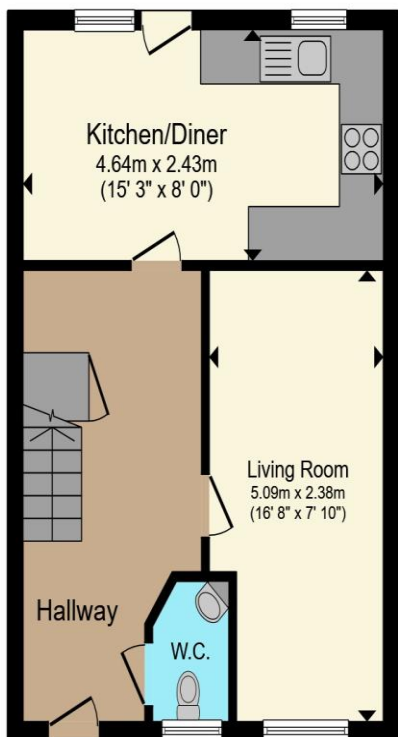
Comprising a panelled bath with shower over, wash hand basin, and low-level WC, finished to serve the first-floor accommodation.

Rear Garden

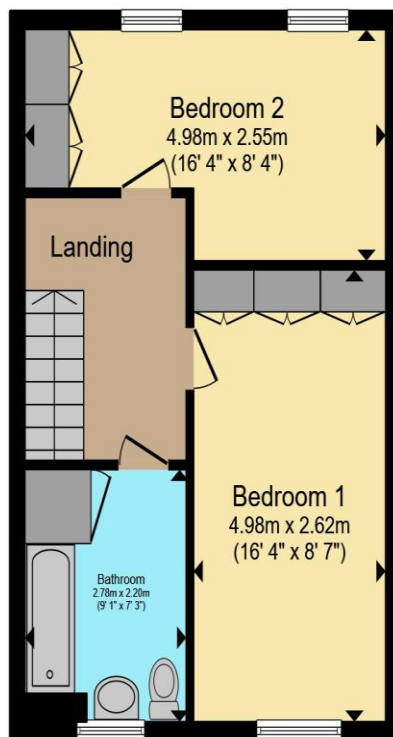
A private rear garden providing a pleasant outdoor space for relaxing, entertaining, or family enjoyment.







Ground Floor



First Floor

Total floor area 75.1 m² (809 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

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Property Ref: BEA313169 - 0002

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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