



 **urbangrey**
ESTATES

51 NEVADA WAY, CHELMSLEY WOOD , BIRMINGHAM, B37
7LH

FIXED PRICE £125,000





An excellent investment opportunity awaits with this tenant-occupied, three-bedroom duplex maisonette located in the heart of Chelmsley Wood. Positioned conveniently close to local schools, shops, and transport links, this property offers a solid addition to any investor's portfolio.

Property Details

Ground Floor

Hallway The hallway features a window to the side, stairs leading to the first floor, and a secure uPVC double-glazed door.

First Floor

Landing The landing includes a uPVC double-glazed window to the front, two storage cupboards, a radiator, and stairs to the second floor.

Lounge 5.25m x 3.71m (17'3" x 12'2") The lounge has a uPVC double-glazed window to the rear.

Kitchen 3.39m max x 3.30m (11'1"max x 10'10") The kitchen is fitted with matching base and eye-level units, a stainless-steel sink with a single drainer, a uPVC double-glazed window to the front, and a radiator.

Second Floor

Landing The landing includes a radiator and provides access to all bedrooms and the bathroom.

Bedroom 1 3.78m x 3.46m (12'5" x 11'4") Bedroom 1 features a uPVC double-glazed window to the rear and a radiator.

Bedroom 2 3.23m x 2.38m (10'7" x 7'10") Bedroom 2 has a uPVC double-glazed window to the front and a radiator.

Bedroom 3 2.62m x 2.02m plus 0.25m x 0.25m (8'7" x 6'8" plus 0'10" x 0'10") Bedroom 3 features a uPVC double-glazed window to the rear and a radiator.

Bathroom The bathroom is fitted with a four-piece suite comprising a bath, wash hand basin, shower cubicle, and WC, along with a uPVC double-glazed window to the front.

Key Features This property is centrally located in Chelmsley Wood, offering excellent amenities and transport connections. It is tenant-occupied, making it an ideal choice for investors seeking a ready-to-go rental property. The maisonette features uPVC double-glazed windows and a practical layout across three floors.

