

8 Nevada Way, Birmingham, West Midlands, B37 7LJ

3 Bed House - Mid Terrace

Offers Over £135,000

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



- THREE BEDROOMS
- MID-TERRACE HOUSE
- SPACIOUS KITCHEN DINER
- LARGE FAMILY GARDEN
- RENTAL POTENTIAL - £750PCM

- NO UPWARD CHAIN
- EASY ACCESS TO MAJOR TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS
- GOOD INVESTMENT POTENTIAL
- VIDEO WALKTHROUGH AVAILABLE



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THREE BEDROOM MID-TERRACE residence enjoying good size rooms with a great KITCHEN DINER, LOUNGE and LARGE GARDEN. On the first floor has two double bedrooms with a single, plus FAMILY BATHROOM and SEPARATE WC. There is NO UPWARD CHAIN and it is ideal for first time buyers or investors.

Overview & Approach



Nevada Way is located off Greenlands Road and Wheatcroft Drive and is situated in the North Solihull district of Birmingham (B37).

The area of Chelmsley Wood is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 1 mile radius. The property itself is within walking distance to bus stops, local shops and a short journey from Marston Green village and train station which connects to London Euston and Birmingham New Street.

Nevada Way is a three bedroom mid-terrace property approached via a walkway. It has a gated entrance, garden to the front and pathway leading up to enclosed porch.

Porch Area



It has laminate flooring, cupboard that houses the utility meters, doors leading off to the lounge and kitchen diner and stairs rising to the first floor.

Lounge



It overlooks the front and has sliding patio doors to the rear. Comprises gas central heating radiator, a featured fireplace and doorway that leads to the kitchen area.

Kitchen Diner



Overlooks the front and the rear of the property.

In the kitchen area, there is vinyl flooring, matching wall and base units with work surfaces, stainless steel sink and drainer unit, built-in oven with induction hob and extractor above. Plumbing for washing machine, integrated fridge and freezer, a large under the stairs storage cupboard and a door leading out into the garden.



In the dining area, there is also vinyl flooring, but in different style and a gas central heating radiator.



First Floor Landing



Ceiling light point, loft access and an airing cupboard on the top of the stairs that houses the gas central heating boiler.

Bedroom One



Overlooks the front of the property with ceiling light point, gas central heating radiator and a built-in storage cupboard.



Bedroom Two



Overlooks the front with ceiling light point and gas central heating radiator.

Bedroom Three



Overlooks the rear with ceiling light point and gas central heating radiator.

Separate WC

Overlooks the rear with laminate flooring, ceiling light point, gas central heating radiator and low level WC.

Family Bathroom



Overlooks the rear with ceiling light point, gas central heating radiator, panelled bath with electric shower over and a wash hand basin.

Garden



Stunning, large family garden with block paved patio area, pathway leading to the rear and bricked built outbuilding for storage.

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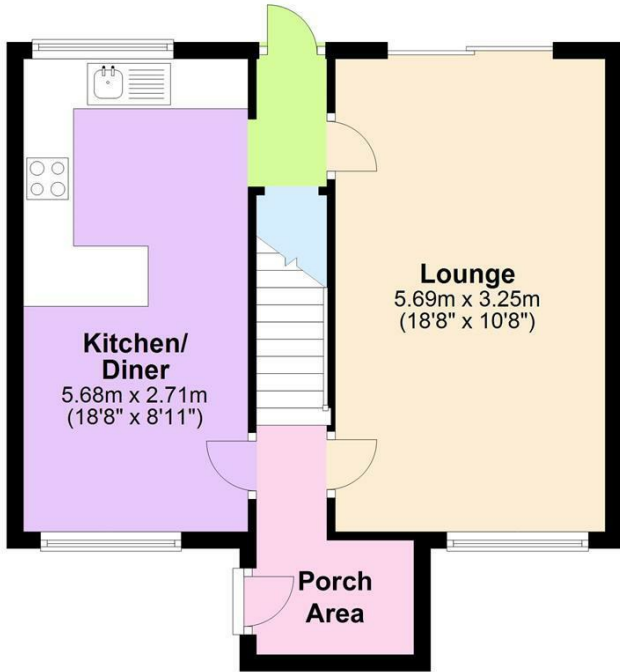
Additional Information

Non-standard construction and the construction type is Bryant Wallframe.

Nevada Way

Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	84		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	