



**4, Trevor Street West, B7 5RR**  
**£179,950**

**2 Bedrooms, 1 Bathrooms, 1 Reception Rooms**



Welcome to Trevor Street West, B7—a delightful mid-terrace property nestled in the heart of Nechells, Birmingham. This inviting home offers a blend of comfort and convenience, making it an ideal choice for families and professionals alike.

#### Key Features:

**Spacious Living Areas:** The property boasts a generous living room, perfect for relaxation and entertaining guests.

**Modern Kitchen:** A well-appointed kitchen provides ample space for culinary endeavours, ensuring meal preparations are a joy.

**Two Comfortable Bedrooms:** This home accommodates family living with ease.

**One extra room:** Perfect for an office or nursery.

**Family and Downstairs Bathroom:** Conveniently located bathrooms serve the household's needs.

**Outdoor Space:** The property includes a private rear garden, offering a serene space for outdoor activities and leisure.

#### Location Highlights:

Situated in a vibrant community, Trevor Street West provides easy access to a range of local amenities:

**Educational Institutions:** Proximity to reputable schools such as St Clement's Church of England Academy and Heartlands Academy ensures quality education options.

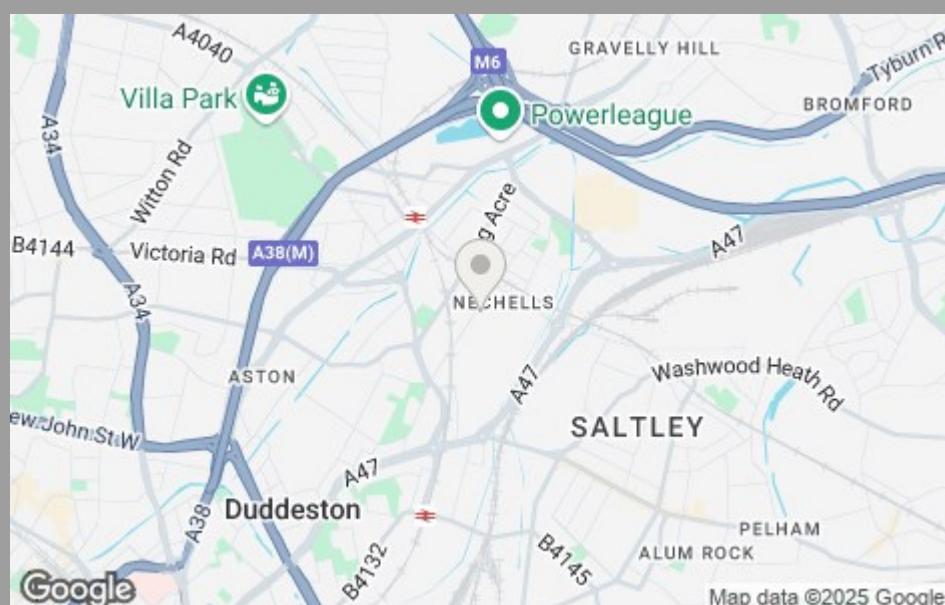
**Transport Links:** With Aston Station just 0.4 miles away, commuting is straightforward, connecting you to Birmingham's extensive transport network.

**Shopping and Leisure:** A variety of shopping centers, restaurants, and recreational facilities are within easy reach, catering to diverse lifestyle needs.

#### Investment Potential:

The Nechells area has witnessed consistent growth, making this property not only a comfortable home but also a promising investment opportunity. The combination of location and amenities contributes to its enduring appeal.

Don't miss the chance to make Trevor Street West your new home. Contact us today to arrange a viewing and experience firsthand the charm and convenience this property offers!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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