



**35A, Nocks Avenue, B24 9NB**

**£1,495**

**3 Bedrooms, 2 Bathrooms, 0 Reception Rooms**

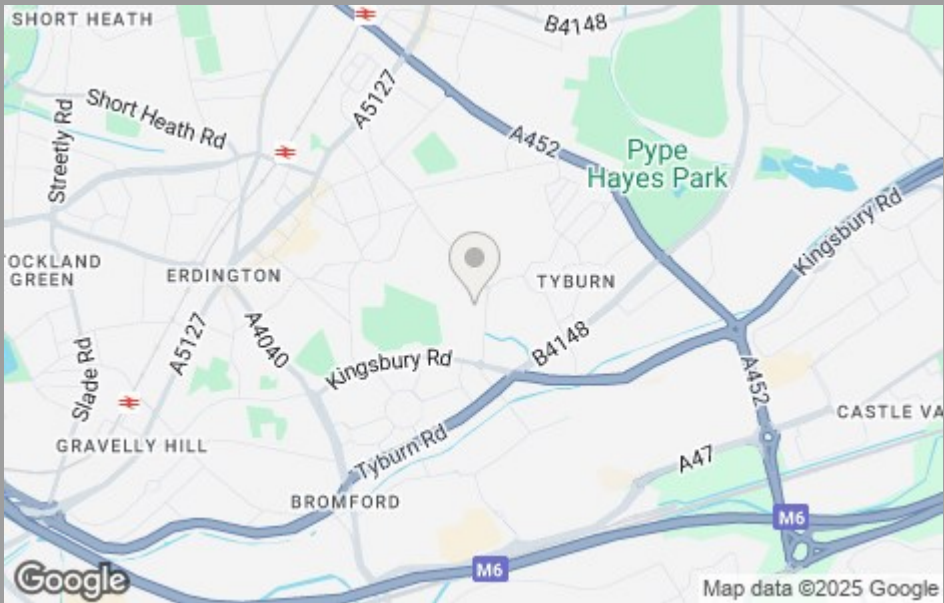


Nestled in the desirable area of Nocks Avenue, Birmingham, this newly built townhouse offers a perfect blend of modern living and comfort. Spanning an impressive 1,076 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample space.

The master bedroom is a standout feature, complete with its own en suite bathroom, providing a private sanctuary for relaxation. The family bathroom is thoughtfully designed, equipped with a shower to cater to the needs of a busy household. The spacious lounge serves as the heart of the home, offering a welcoming environment for both entertaining guests and enjoying quiet evenings in.

This unfurnished property is immediately available, allowing you the freedom to personalise the space to your taste and style. With its contemporary design and practical layout, this townhouse is not just a house, but a place to call home.

Whether you are looking to settle down in a vibrant community or seeking a convenient location with easy access to local amenities, this property on Nocks Avenue is sure to meet your needs. Don't miss the opportunity to make this charming townhouse your own.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC