



## 71 Nigel Avenue, Northfield, Birmingham, West Midlands, B31 1LL

£1,150 PCM

- Well presented semi-detached property
- Modern & fitted Kitchen & Bathroom
- Rear garden with patio area
- Three bedrooms
- Gas central heating & double glazed
- Close to Northfield centre
- Spacious Lounge/Diner
- Driveway Parking
- Available April/May 2024



## Directions

## Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

## Council Tax Band

## EPC Rating:

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