



Nightingale Close, Erdington BIRMINGHAM

burchell
edwards



Property Description

A well presented three bedroom terrace family home where viewing is considered essential to appreciate the size of accommodation on offer. Accommodation briefly comprises; entrance hall, lounge, kitchen diner and down stairs WC, with three bedrooms and a family bathroom on the first floor. The property also benefits from off road parking and a pleasant rear garden. Internal viewing is highly recommended to fully appreciate this family home and accommodation on offer.

Entrance Porch

Gas meter.

Entrance Hallway

Electric meter and central heating radiator.

Guest W.C

Wash hand basin, W.C and wash hand basin.

Lounge

15' 5" x 11' 7" (4.70m x 3.53m)
Double glazed window to front elevation and stairs to first floor accomodation.

Kitchen

16' 6" x 8' 7" (5.03m x 2.62m)
Double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drianer unit, integrated cooker and hob, combi boiler, tiling to splash prone areas, laminate flooring and spotlights.

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to front elevation, fitted wardrobes and central heating radiator.

Bedroom Two

9' 11" x 9' 4" (3.02m x 2.84m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

Bathroom

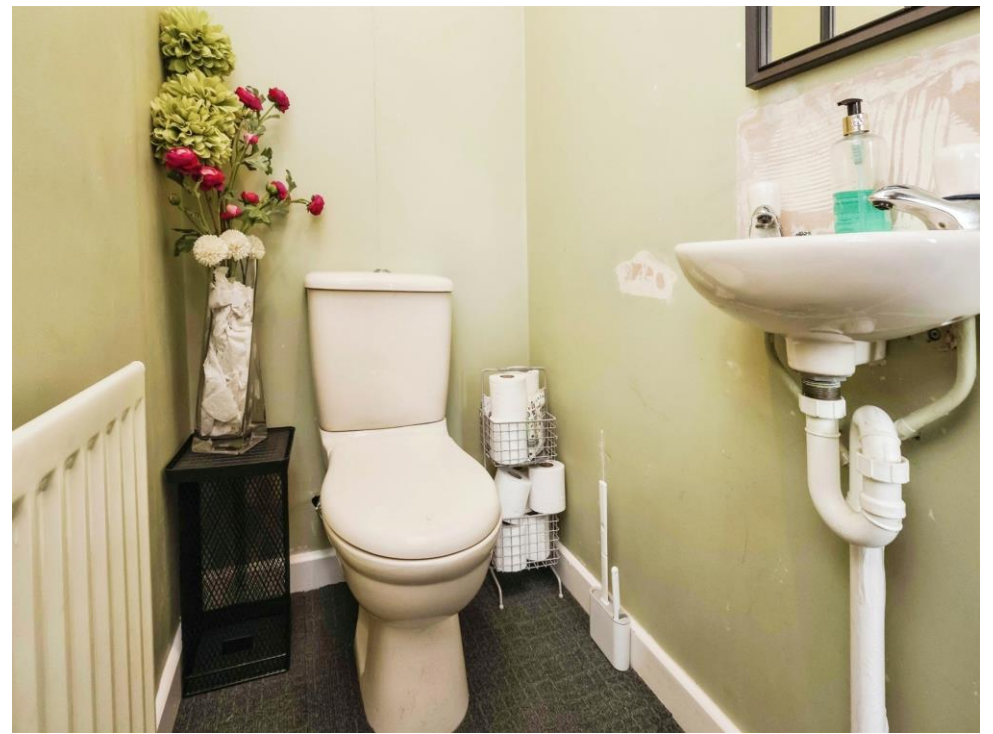
16' 6" x 8' 7" (5.03m x 2.62m)

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator, tiled flooring and walls.

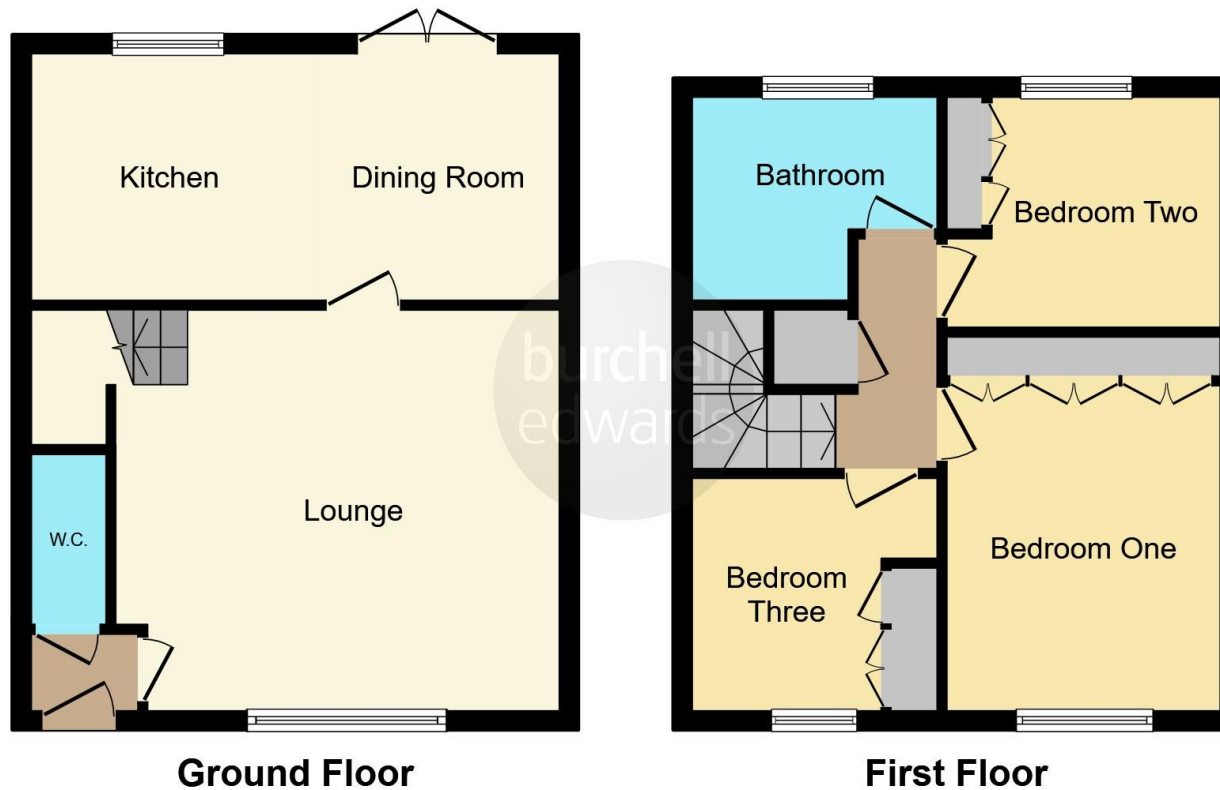
Rear Garden

Patio area, astro turf and side access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD206367

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Jul 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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