



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 accommodation.

## 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 drainer 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

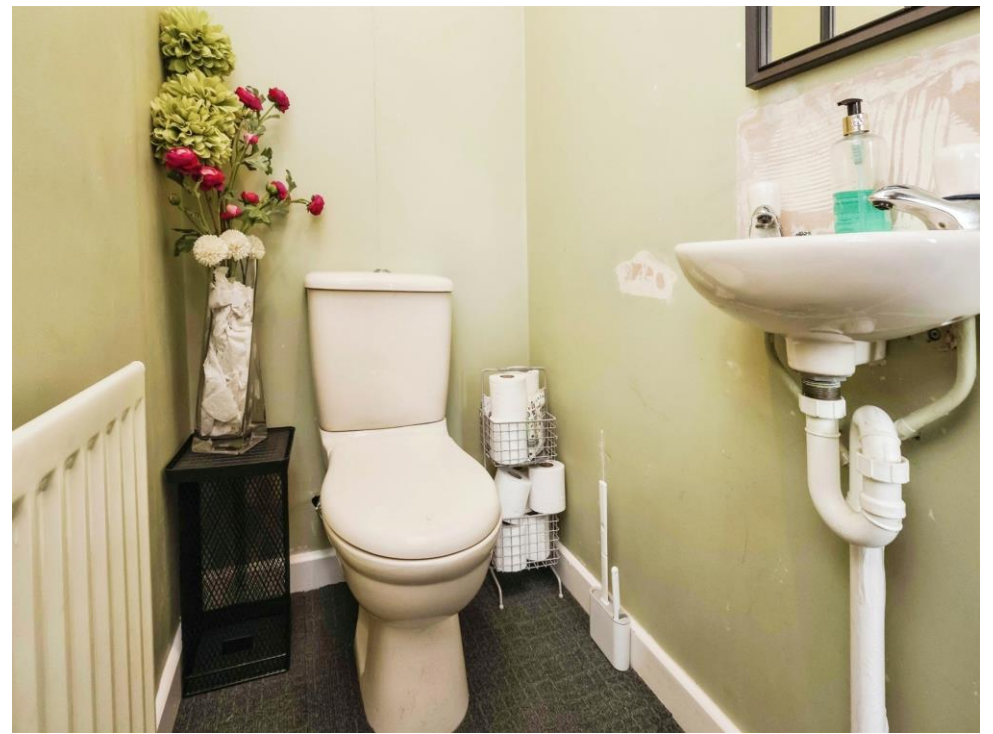
16' 6" x 8' 7" ( 5.03m x 2.62m )

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

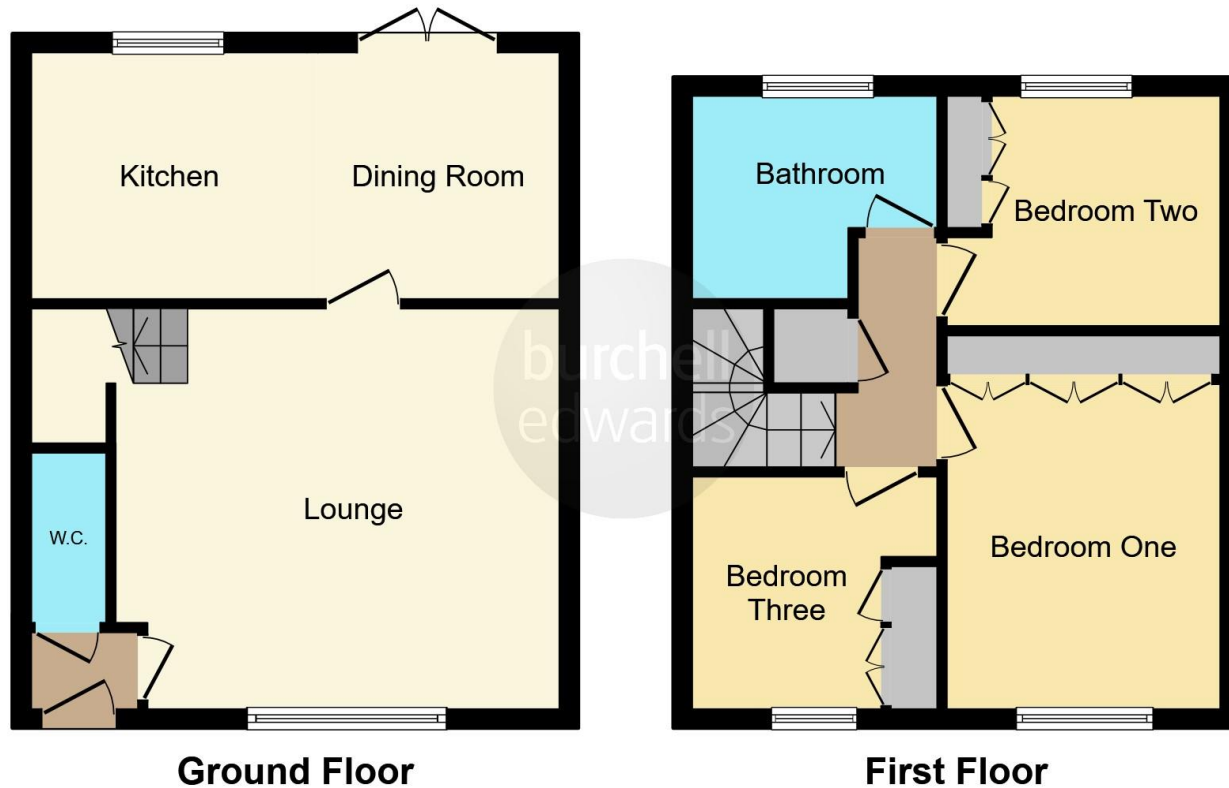
## Rear Garden

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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Leasehold

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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.



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Property Ref: ERD206367 - 0003