



# Nightingale Court, Nightingale Walk, Burntwood, WS7 9QR - No Upward Chain

Offers Over £200,000

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**NO UPWARD CHAIN** - Discover modern and convenient living in this beautifully presented two-bedroom apartment, ideally located in the sought-after area of Burntwood.

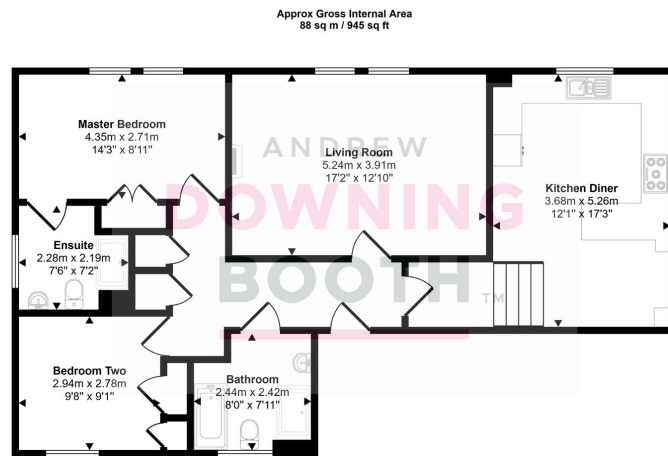
Nestled within a well-maintained development, Nightingale Court offers a tranquil and relaxed lifestyle. The location provides excellent access to local amenities and recreational facilities, ensuring all your daily needs are met with ease. Commuters will appreciate the convenient transport links, connecting you effortlessly to surrounding areas. The communal grounds offer a pleasant open space, contributing to a serene living environment.

Step inside this impressive apartment to an inviting entrance hall, leading to the spacious living room, perfect for relaxation. The modern kitchen/diner is well-appointed with a range of integrated appliances, making it a functional and inviting space for cooking and dining. The apartment features two well-proportioned bedrooms, including a master bedroom with built-in wardrobe storage and a private en-suite shower room. A contemporary family bathroom completes the interior. Outside, the property benefits from meticulously landscaped communal grounds and allocated parking.

This exquisite apartment truly offers a beautiful opportunity for modern living. Arrange a viewing today to experience its charm and convenience.

The property is leasehold with 101 years remaining on the lease with the service charge being around £3,252 and the ground rent being £271 per annum. All tenure information provided is in good faith only and should ultimately be verified by any prospective buyer's solicitor.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Top Floor Apartment In Listed Building
- Spacious Living Room
- Contemporary Family Bathroom
- Master Bedroom With Ensuite Shower Room
- Double Allocated Parking Space
- No Upward Chain
- Sitting In Stunning Landscaped Communal Grounds
- Kitchen/Diner
- EPC Rating: C
- Council Tax Band: C

