

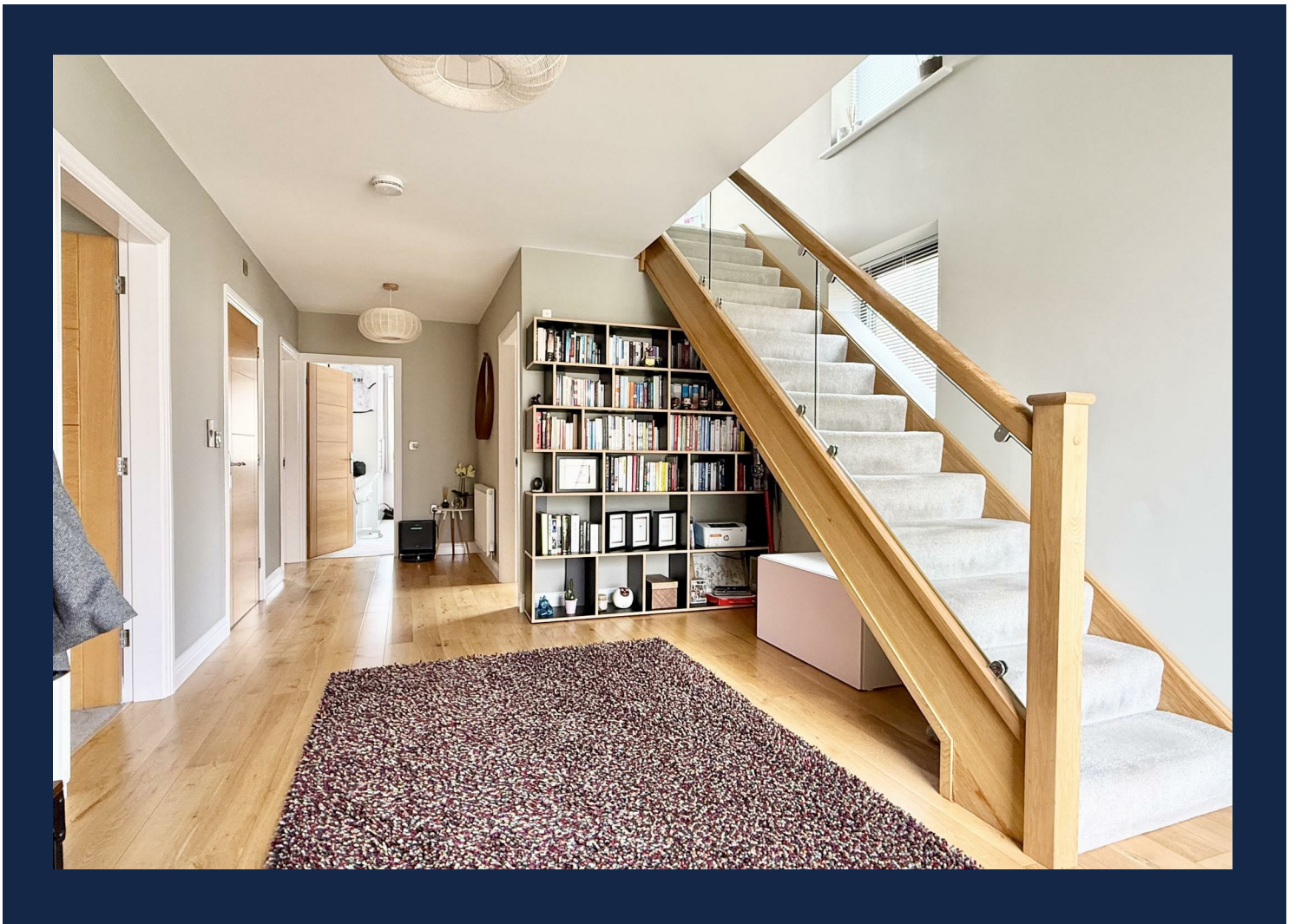
# Grove.

FIND YOUR HOME



1 Nightingale Grove  
Birmingham,  
B45 9UF

Offers In Excess Of £375,000

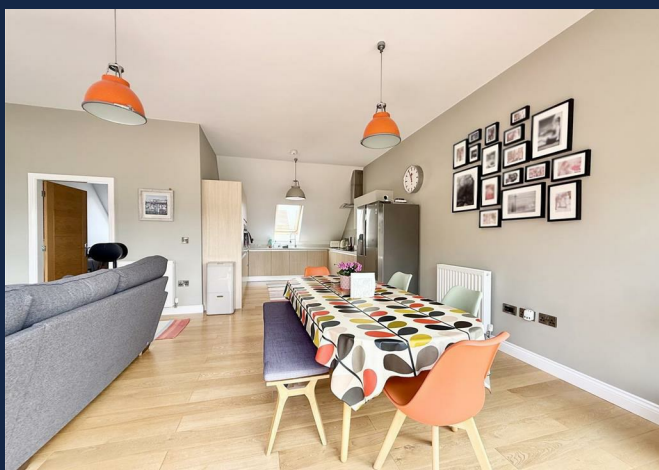


### \*\*\*Ultra Modern Property With the Wow Factor\*\*\*

Ideal for families and professionals alike, This show stopper of a house boasts three/four bedrooms and ample living space. Upon entering, you are greeted by a spacious entrance hallway, leading to three double bedrooms, master with impressive en-suite and access to garden, and Family bathroom. On the first floor there is a large Open plan Living/Dining/Kitchen and Study/4th Bedroom. The kitchen is to a high specification with sleek integrated appliances. The property benefits from a well-maintained and low maintenance garden, perfect for outdoor gatherings and relaxation. The large balcony is ideal for enjoying your morning coffee or evening sunsets. Situated in a desirable neighbourhood, this property is close to local amenities, schools, and transport links. Don't miss the opportunity to make this house your home sweet home. AF 1/5/26 V1 EPC - C

The Property is Freehold with an Annual Service Charge of £291.96 for development communal green areas.







#### Approach

Via tarmac driveway to front providing off road parking with a EV charging point, block paved edging, front garden with box hedges and timber wooden gate to rear. Composite wood effect front door with obscured double glazed window to side.

#### Entrance hall

Two ceiling light points, two double glazed windows to side, central heating radiator, wooden flooring, storage space under stairs.

#### Bedroom three 11'1" x 11'5" (3.4 x 3.5)

Two double glazed windows to front, ceiling light point, central heating radiator.

#### House bathroom

Ceiling light point with extractor, tiled walls and flooring, bath with shower over, floating vanity unit, low level flush w.c., central heating towel radiator.

#### Bedroom one 11'1" x 15'8" (3.4 x 4.8)

Double glazed window to rear, double glazed door to rear garden, central heating radiator, ceiling light point, access to en-suite shower room.











#### En-suite

Ceiling spotlights, extractor, tiled walls and floor, shower cubicle with two attachments, low level flush w.c., floating vanity unit, central heating towel radiator.

#### Bedroom two 11'5" x 12'5" (3.5 x 3.8)

Three double glazed windows, ceiling light point, central heating radiator.

#### Laundry area 8'2" x 5'2" (2.5 x 1.6)

Double glazed door to side giving access down to the rear, ceiling spotlights, central heating boiler, wall and base units, stone effect work top and splashbacks, wooden flooring.

#### First floor open plan living area 22'11" x 14'1" (7.0 x 4.3)

Double glazed window to side, double glazed bifold doors to the rear, central heating radiators, wooden flooring. This area is split into lounge, dining area and kitchen with hung ceiling lights leading to kitchen area.

#### Kitchen area 11'1" x 14'5" (3.4 x 4.4)

Double glazed velux window, ceiling light point, wall and base units, hob, extractor, oven, space for American fridge freezer, quartz work surface, splashbacks, sink and drainer with felxi tap and hose attachment, ample storage and wooden flooring.

#### Balcony

Obscured glass panels with views over surrounding woodland and neighbourhood.

#### Bedroom four/office 7'10" x 11'5" (2.4 x 3.5)

Skylight window and central heating radiator.

#### Rear garden

Good sized patio area with lawn, further paved area ideal for a shed.

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



**Ground Floor**



**First Floor**

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).  
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Council Tax Banding  
Tax Band is D

Money Laundering Regulations  
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee

from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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