



Nightingale Close, Erdington  
Birmingham, B23 5GD

£270,000

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Set on a popular development, this modern three bedroom link detached family home benefits from a conservatory which offers a variety of uses.

Set back from the road behind a tarmac/ block paved driveway providing ample parking, the property is accessed via a shared private access road and leads to an entrance hall with a useful downstairs WC off and a door to the open plan lounge with windows to the front and side elevations whilst stairs lead off to the first floor. The kitchen is a good size and has ample fitted units with a built in oven and hob, space for a washing machine, window to the rear and double doors lead into the conservatory whilst a door leads to the garage, currently used as a gym and has a roller shutter door as well as a pedestrian door to the garden. The conservatory has ample space for a table or settees and there are windows and double doors to the garden. The deceptively spacious accommodation continues upstairs with three generous bedrooms, the master is an excellent double with fitted wardrobes, over stairs storage platform and a window to the front, the second bedroom is also double in size with windows to the front and rear whilst the third bedroom is a good size single with a window to the rear. The bathroom has a white suite with a shower over the bath with wall tiling and a window to the rear.

Outside the rear garden is a good size and is mainly lawned, there is a patio area, gated side entrance and viewing is essential to fully appreciate this well proportioned double glazed and centrally heated home.



# Property Specification



THREE GENEROUS SIZED BEDROOMS  
LINK DETACHED  
CONSERVATORY  
GARAGE  
DRIVEWAY

**Lounge**  
**4.69m (15'5") max x 4.12m (13'6") max**

**Kitchen**  
**4.09m (13'5") x 2.89m (9'6")**

**Conservatory**  
**3.07m (10'1") x 2.89m (9'6")**

**Garage**  
**4.88m (16') x 2.66m (8'9")**

**Bedroom 1**  
**4.12m (13'6") into built-in wardrobes x 3.80m (12'6")**

**Bedroom 2**  
**4.33m (14'2") x 2.59m (8'6")**

**Bedroom 3**  
**3.80m (12'5") into built-in wardrobes x 2.12m (6'11")**

**Bathroom**  
**1.86m (6'1") x 1.85m (6'1")**

## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Viewer's Note:

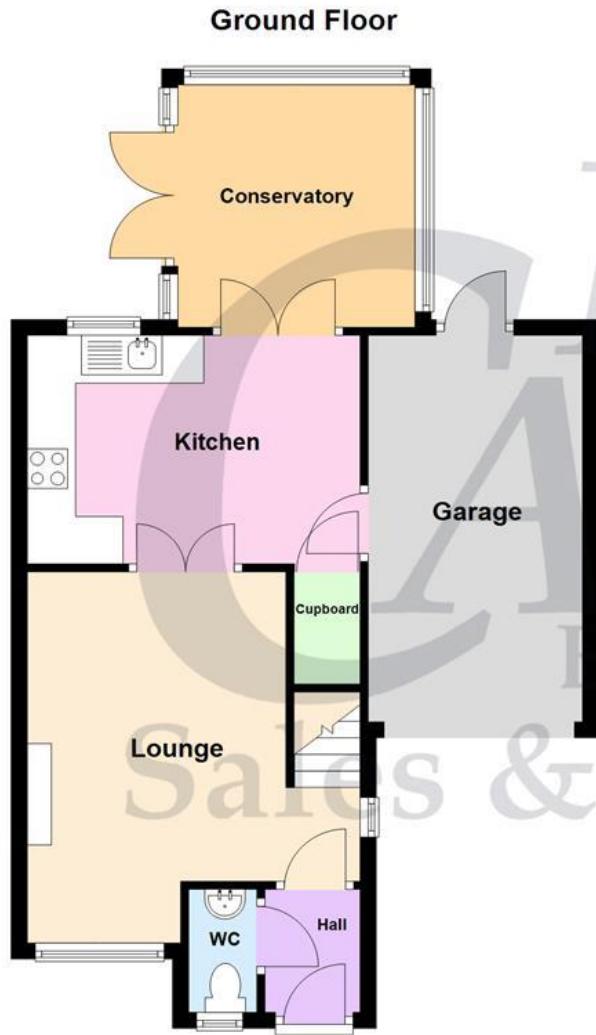
Services connected: Gas Electric Water Drainage

Council tax band: C

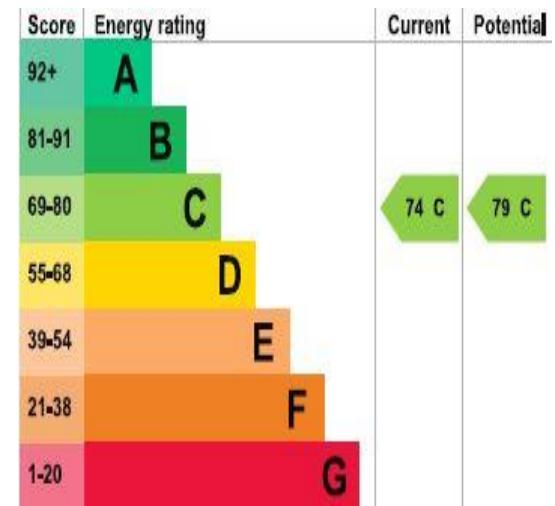
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating



## Map Location

