



Nightingale Avenue, BIRMINGHAM

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Property Description

Burchell Edwards are delighted to present this stunning three bedroom mid terrace home situated in the Smiths Wood area of Birmingham (B36).

The property in brief comprises an entrance porch, modern fitted kitchen diner, lounge with study area, south-facing rear garden and a family shower room- perfect for a growing family.

Internally, this property offers a modern decor throughout and has been maintained beautifully making this an ideal first time buy as it is ready to move into!

Upon arrival, you will discover ample off-road parking by way of a private driveway and a garage. Further benefits from double glazing and gas central heating throughout.

Its' location is a key factor as it is sat amongst many local amenities/shops and within close proximity of many transport links.

Viewings are definitely recommended to appreciate the space and accommodation available.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Entrance Hallway

Under stairs storage cupboard, central heating radiator and tiled flooring.

Lounge

Double glazed windows to rear elevation, central heating radiator and carpet.

Study Area

Door to rear elevation, carpet and stairs to first floor accommodation.

Kitchen/ Diner

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, space and plumbing for washing machine, electric hob with extractor hood, central heating radiator, spotlights and tiled flooring.

W.C

W.C, wash hand basin and tiled flooring.



Landing

Loft access via hatch, carpet and cupboard housing central heating boiler.

Bedroom One

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Two

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

Bedroom Three

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Shower Room

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, heated towel rail and tiled flooring.

Front Garden

Block paved driveway providing off road parking and access to garage.

Rear Garden

Patio area, laid to lawn and gated rear access.









Total floor area 102.8 m² (1,107 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211327



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