

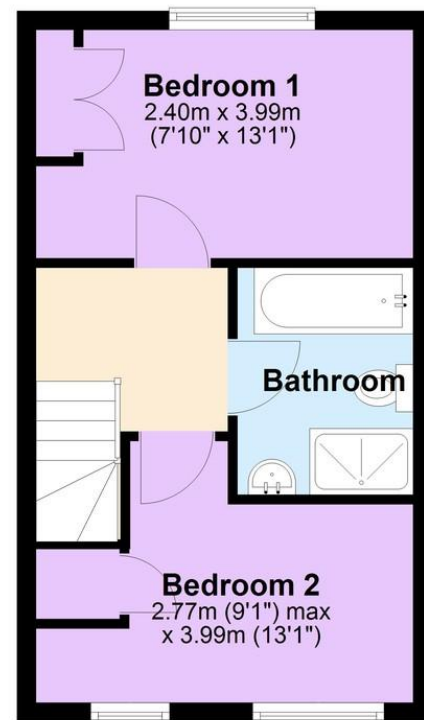


Floor Layout

Ground Floor



First Floor



Total approx. floor area 635 sq ft (59 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Nightingale Close

Edgbaston

B15 2NN

Asking Price Of £295,000

- No Upward Chain
- Two-Bedroom Apartment
- 635 Sq. Ft.
- Off-Road Parking







**Nightingale Close,  
Edgbaston, Birmingham, B15 2NN**  
Asking Price Of **£295,000**



## Property Description

### DESCRIPTION

Well presented modern terraced house in this popular residential area of Edgbaston and within easy reach of the city centre. Gas central heating and double glazing. Gardens to front and rear. Benefit of no upward chain.

Accommodation: Hallway, cloakroom, kitchen, lounge, two double bedrooms, family bathroom.

With paved area to front and step up to composite front door.

### LOCATION

Nightingale Close is a highly sought-after address in the popular and leafy suburb of Edgbaston, ideally located for access to the City Centre which is just over two miles away via the nearby A38 Bristol Road. The Edgbaston Priory Club with its gym, pool, tennis and squash courts is a few hundred yards away, as is Edgbaston Golf Club. A selection of private schools including Hallfield, West House, Priory, King Edwards School for boys, King Edwards VI High School for Girls, and Edgbaston High School for Girls are nearby making the location ideal for young families.



### JAMES LAURENCE ESTATE AGENTS

*Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.*

*Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.*

*Tenure: Freehold*

*Services: All mains' services are connected to the property.*

*Local Authority: Birmingham City Council*

*Council Tax Band: A*

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*Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.*

*Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.*

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of this property:**

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