



9 Nightingale Close, Birmingham, B15 2NN

Asking Price £280,000

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom end terraced house for sale. Located on Nightingale Close the property offers easy access into Birmingham City Centre, with excellent transport links, including train stations and local amenities.

In brief the property comprises, entrance hallway, guest WC and modern fitted kitchen. To the rear of the property is a spacious lounge with patio doors leading to the garden. The first floor offers two double bedrooms and family bathroom with separate bath and shower. The property further boasts one allocated parking space and electric charging point.

Entrance Hallway

Hallway offering understairs storage cupboard, ceiling spotlights, central heating radiator and laminate flooring.

Guest WC



Obscure glazed window to front elevation, low level flush WC, hand wash basin, ceiling light point and central heating radiator.

Kitchen



Modern fitted kitchen with a range of base and wall units. Sink and drainer unit, gas hob, extractor hood and oven. Ceiling spotlights, window to front elevation and partially tiled walls.

Lounge Diner



Patio doors leading to rear garden, window to rear elevation, ceiling spotlights and central heating radiator and laminate flooring.

Master Bedroom

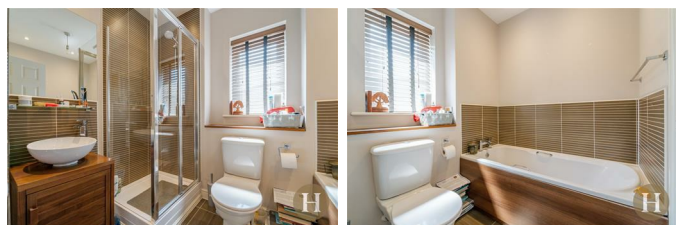


Carpeted flooring, window to rear elevation, central heating radiator and ceiling light point along with built in wardrobe.

Bedroom Two

Two windows to front elevation, carpeted flooring, ceiling light point and central heating radiator.

Bathroom



Modern bathroom suite, walk in shower cubicle, low level flush WC, towel radiator, vanity unit and bath. Window to side elevation and ceiling spotlights.

Garden



Private garden with decked patio area, predominantly laid to lawn and side access.

General Information

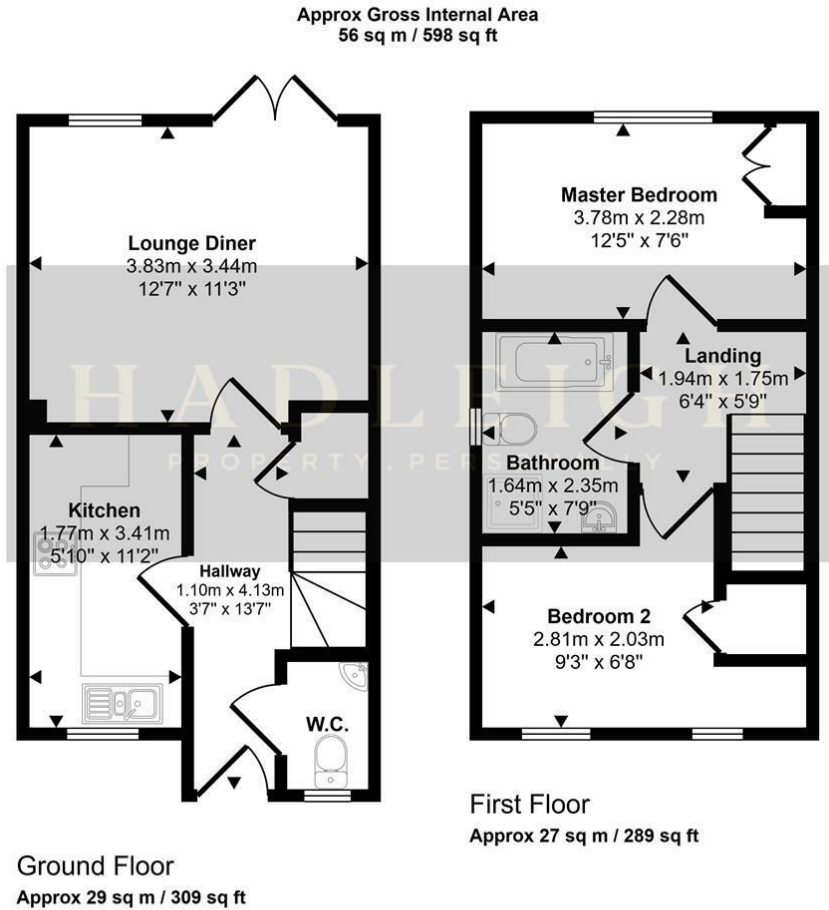
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - C

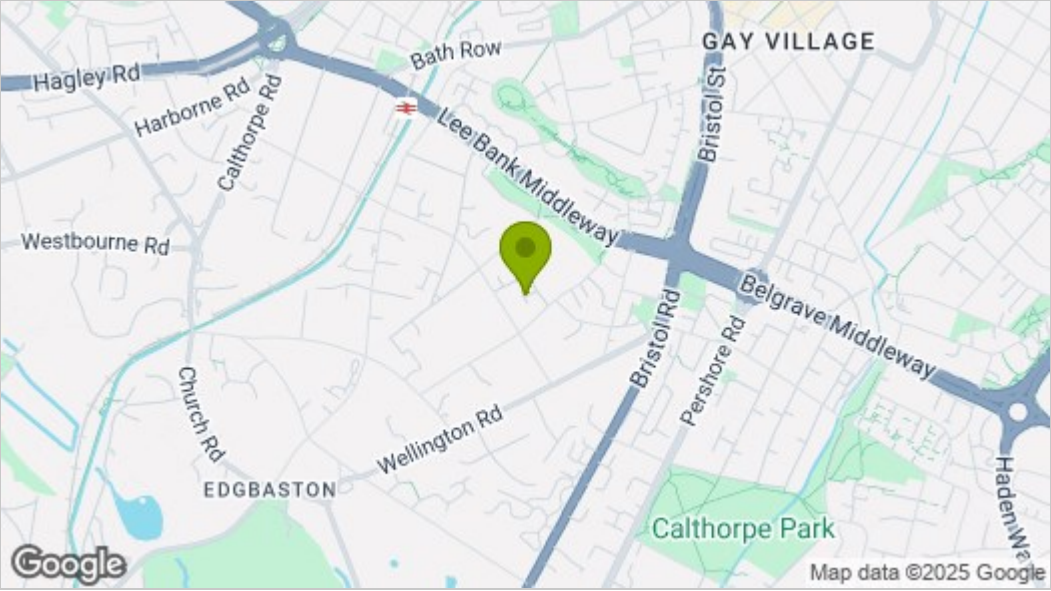
Council Tax Band - B

Floor Plan



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.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

