

AP MORGAN



Nightingale Close, Edgbaston
Asking Price £270,000

Features:

- Modern Two-Bedroom End-Terrace Home
- Peaceful Cul-De-Sac Setting
- Convenient Guest WC
- Spacious Living Room with French Doors to the Garden
- Low-Maintenance Rear Garden
- Stylish Family Bathroom with Separate Shower
- Garage & Driveway Providing Excellent Off-Road Parking
- Excellent Access to Local Amenities & Birmingham City Centre

Description:

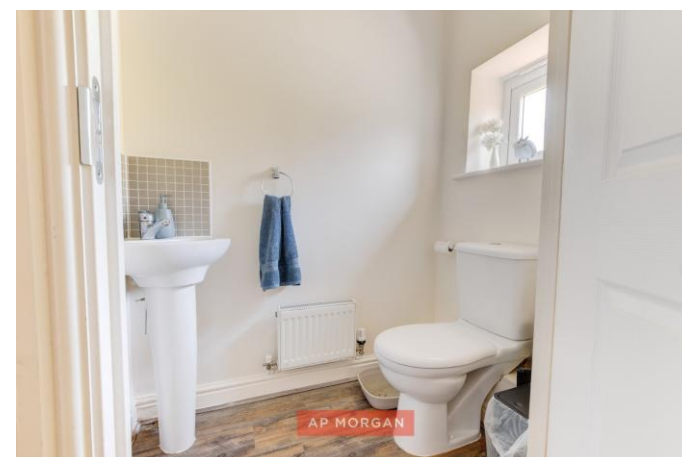
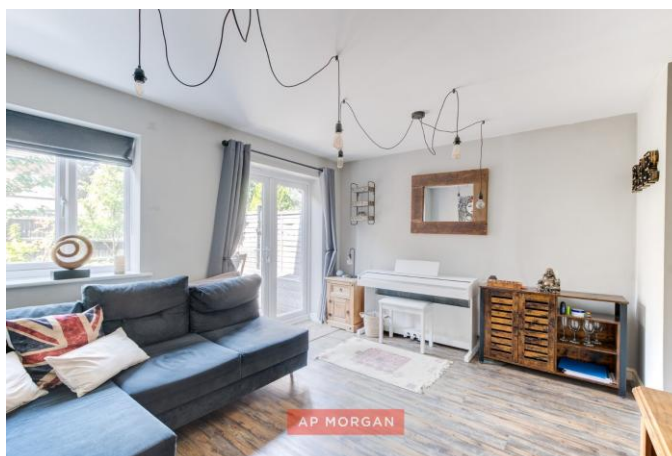
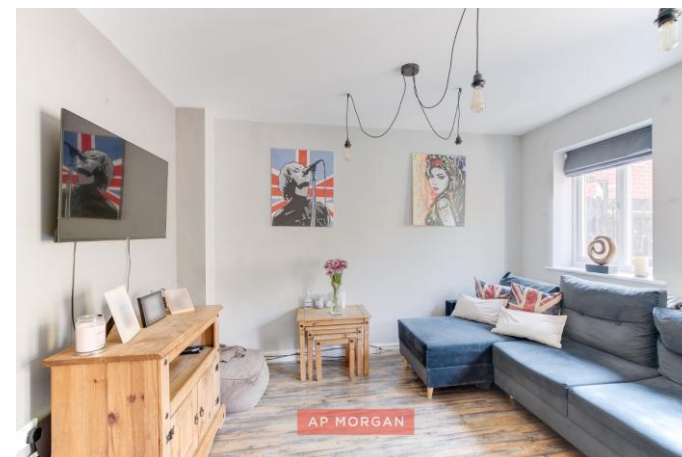
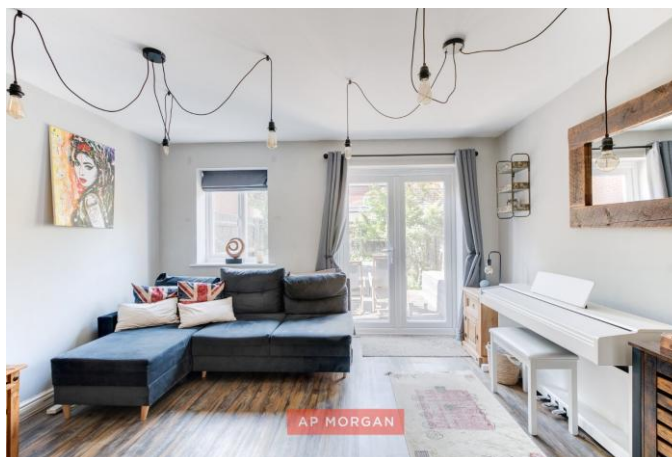
Situated within a quiet cul-de-sac, this well-presented modern end-terrace home offers an excellent opportunity for first-time buyers, professionals, or downsizers alike. Boasting two generous double bedrooms, a spacious living room with French doors opening onto the rear garden, a fitted kitchen, and the added convenience of a ground floor WC, the property combines comfortable living with everyday practicality.

The property is approached via a driveway providing off-road parking, along with access to a separate garage.

Once inside, the welcoming entrance hall provides access to a fitted kitchen positioned to the front of the property, a useful guest WC, and an additional storage cupboard. To the rear, the spacious living room offers an excellent space for both relaxing and entertaining, with French doors opening onto the attractive rear garden and allowing plenty of natural light to flood the room.

Upstairs, the first floor comprises two well-proportioned double bedrooms, both arranged off the central landing. These are serviced by a well-appointed family bathroom featuring both a bath and separate shower enclosure, providing flexibility for modern family living.

Moving outside, the property enjoys a private, low-maintenance rear garden, ideal for outdoor dining, entertaining, or simply relaxing. The home further benefits from a separate garage and private driveway, offering valuable off-road parking and additional storage.



Conveniently positioned close to a wide range of local shops, amenities, eateries, and well-regarded schools, the property also enjoys excellent transport links with easy access to Birmingham City Centre and surrounding motorway networks.

This is a superb opportunity to acquire a move-in-ready home in a sought-after location, and early viewing is highly recommended.

Details:

Hall

Living Room 13'1" x 11'7" (4m x 3.53m)

Kitchen 11'5" x 6' (3.48m x 1.83m)

WC

Landing

Bedroom 1 11'3" x 7'9" (3.43m x 2.36m)

Bedroom 2 9'10" x 6'11" (3m x 2.1m)

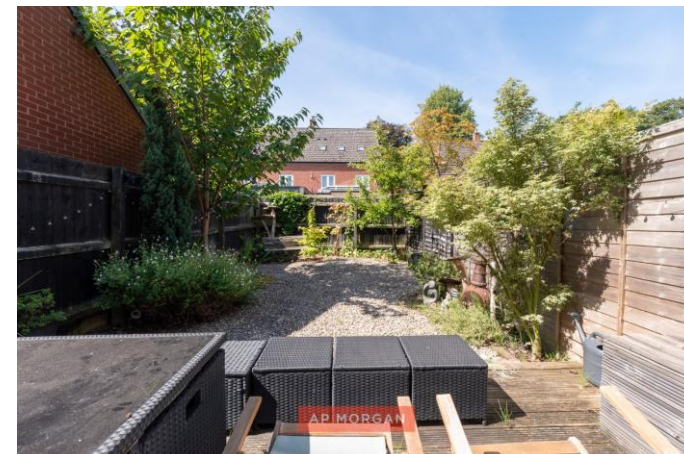
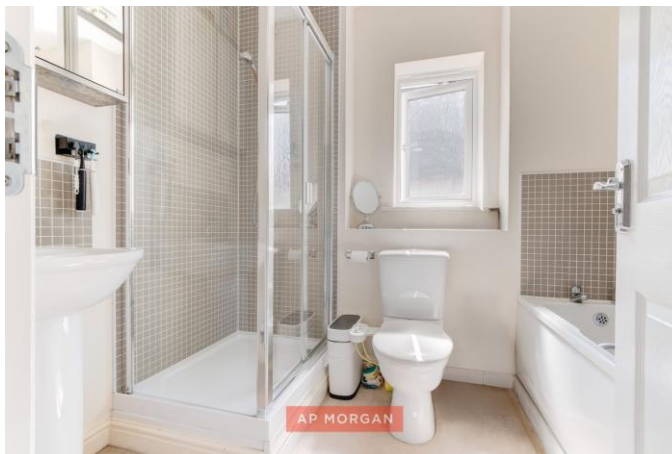
Bathroom

EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

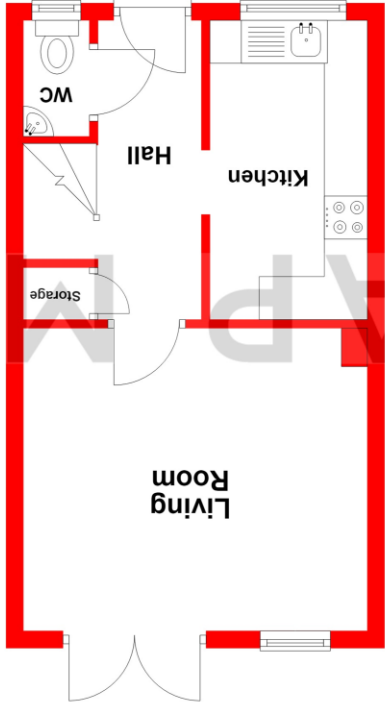
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

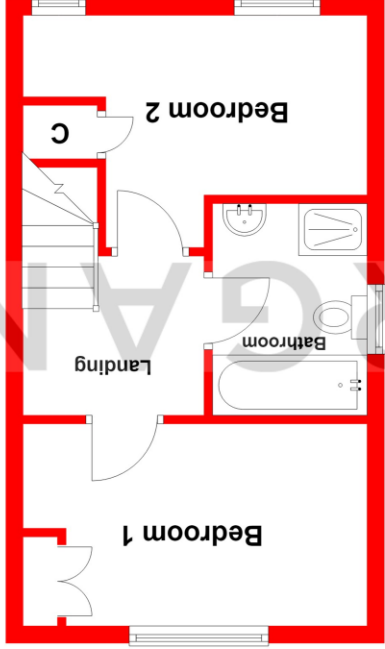
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor



First Floor



Total area: approx. 55.4 sq. metres (596.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.