



## 18 Nightingale Avenue, Birmingham, B36 0RT

**£190,000**

Well presented mid terrace property in the popular location of Smiths Wood. In brief the property comprises porch, kitchen diner, lounge, study & storage (former garage) downstairs wc, three bedrooms, bathroom, front and rear garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

## Approach

Off Road Parking, lawned fore garden and path leading to front door.

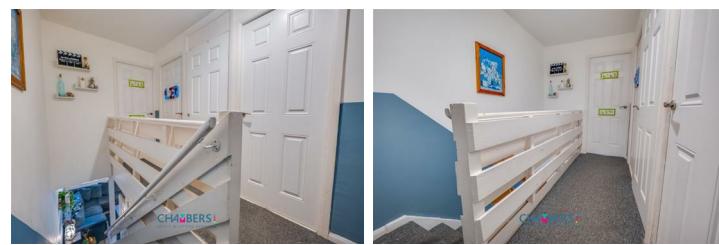


## Porch

Storage area and ceiling light point.

## Hallway

Under stairs storage and ceiling light point.



## Downstairs W/C

Low level W/C, sink in vanity and ceiling light point.



## Bedroom One

9'8 x 11'3 (2.95m x 3.43m)

Double glazed window to front, built in wardrobe, radiator and ceiling light point.



## Lounge

15'11 max x 15'1 (4.85m max x 4.60m)

Double glazed window to rear, double glazed sliding doors to rear, media wall, stairs leading to first floor accommodation, radiator and three ceiling light points.



## Bedroom Two

15'4 x 9'8 (4.67m x 2.95m)

Double glazed window to rear, radiator and ceiling light point.



## Kitchen

9'10 x 14'6 (3.00m x 4.42m)

Double glazed window to front, wall base and drawer units, integrated cooker and hob with extractor over, sink with drainer and mixer tap, breakfast bar, space for white goods, wall mounted boiler in cupboard, radiator and two ceiling light points.



## Bedroom Three

5'11 x 11'6 (1.80m x 3.51m)

Double glazed window to rear, radiator and ceiling light point.



## Study (former garage)

7'8 x 9'1 (2.34m x 2.77m)

Wall mounted electric heater and spot lights to ceiling.

## Bathroom

Double glazed obscured window to front, low level W/C, bath with shower over, hand wash basin, radiator and ceiling light point.



### Front Storage (former garage)

8'7 x 6'8 ax (2.62m x 2.03m ax)

Up and over door

### Rear Garden

Decked area, stoned area, artificial lawn and enclosed to neighbouring boundaries.



### Further Information

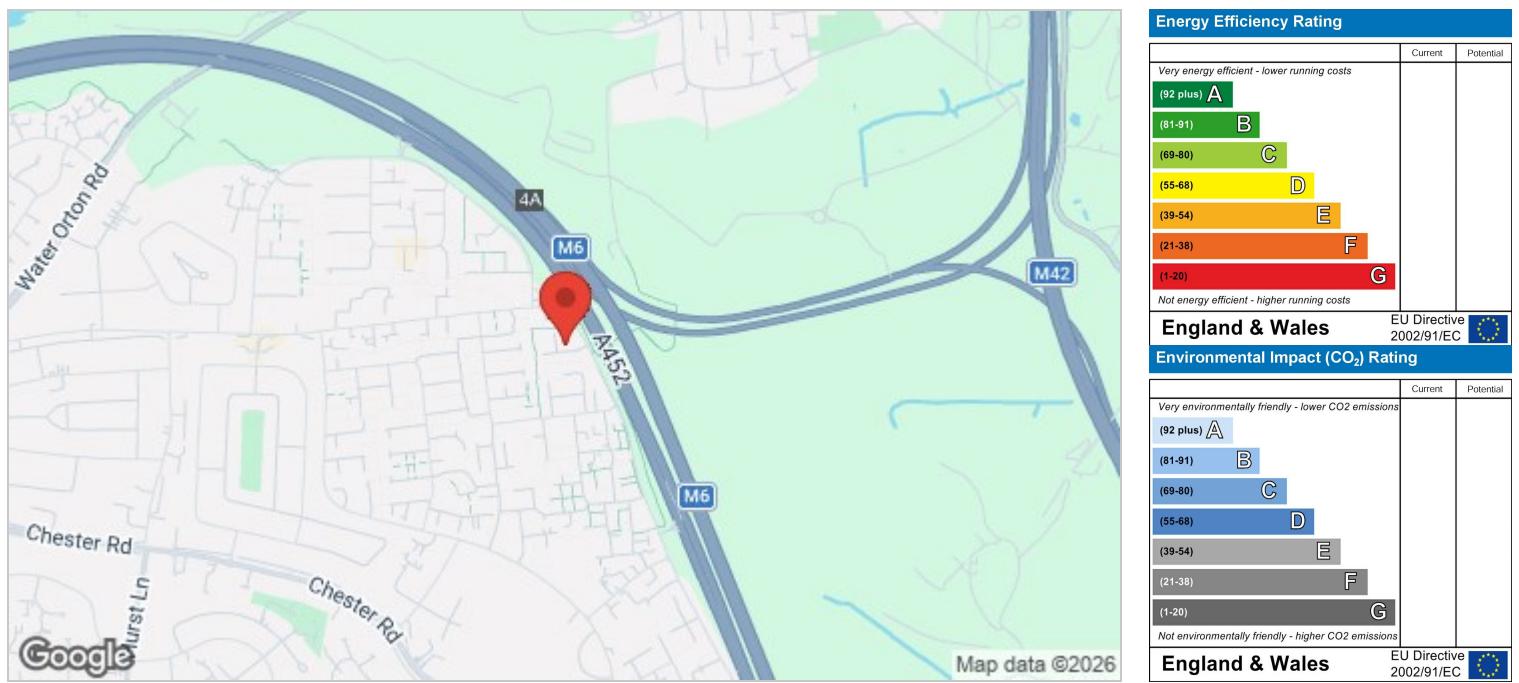
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

We believe this property to be of non standard construction.

Council Tax Band - A

EPC Rating - TBC



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**3 Albion Terrace, Water Orton, West Midlands, B46 1ST**

**Tel: 01216795187**

**info@chambersproperty.net**

**www.chambersproperty.net**