



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.



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.



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.



Study (former garage)

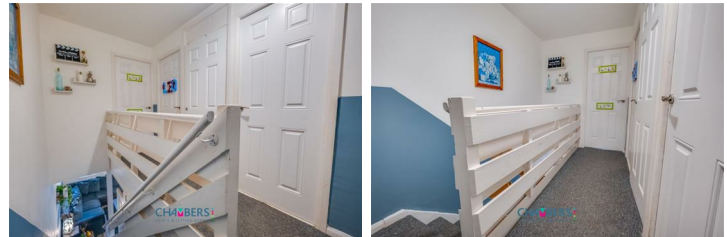
7'8 x 9'1 (2.34m x 2.77m)

Wall mounted electric heater and spot lights to ceiling.



Landing

Loft access, airing cupboard 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.



Bedroom Two

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

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



Bedroom Three

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

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



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

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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

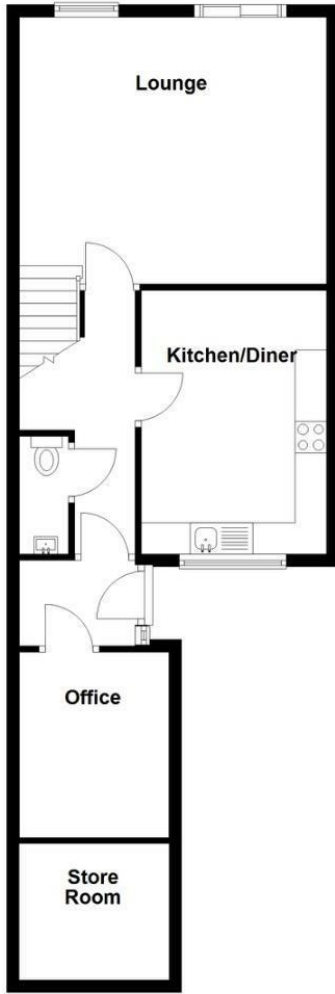
We believe this property to be of non standard construction.

Council Tax Band - A

EPC Rating - TBC

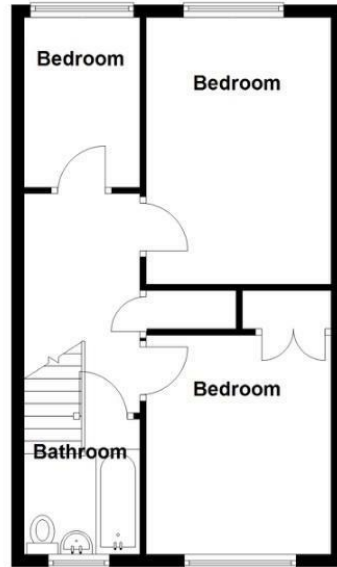
Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)

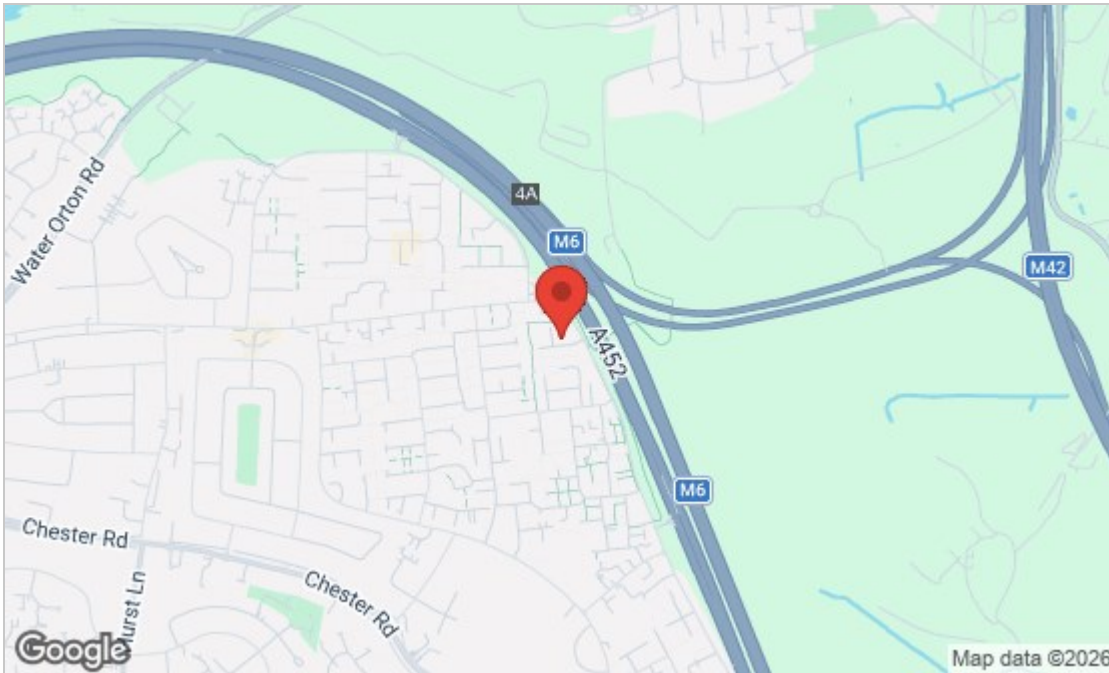


First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 99.6 sq. metres (1072.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.