



Nightingale Walk, St. Matthews Estate,
Burntwood, WS7 9QR

Offers in the Region Of £225,000

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WOW!!! GROUND FLOOR LUXURY APARTMENT

Welcome to Nightingale Court, an exclusive luxury ground floor residence situated on the ever popular St. Matthews Development in Burntwood.

With a prominent historic presence this impressive landmark has been converted into beautifully refined apartments with the ground floor ones being particularly rare in a two bedroom layout.

Internally this fantastic property has a secure intercom entrance, communal hall with Minton flooring, welcoming entrance hall, large open plan kitchen, dining and living space equipped with large sash windows, granite work surfaces, integral appliances and plenty of space for a dining table. You have plenty of storage space with two large cupboards, two well proportioned double bedrooms and also a generous bathroom with separate bath and shower.

Outside the communal grounds are meticulously maintained with lovely pathways, a charming cricket pitch and plenty of countryside style walks.

The nearby amenities include a handful of shops, easily accessible transport links and just a short drive into Lichfield City Centre.

CALL NOW TO VIEW!!!









Property Specification

IMPRESSIVE GROUND FLOOR APARTMENT
WELL PRESENTED THROUGHOUT
SOUGHT AFTER LOCATION
TWO BEDROOMS
OPEN PLAN KITCHEN, LIVING & DINING SPACE

Hallway

Open Plan Living/Dining And Kitchen 26' 7" x 16' 5"
(8.1m x 5.0m)

Master Bedroom 15' 5" x 9' 6" (4.70m x 2.90m)

Bedroom Two 11' 10" x 8' 6" (3.60m x 2.60m)

Bathroom 9' 10" x 6' 3" (3.0m x 1.90m)

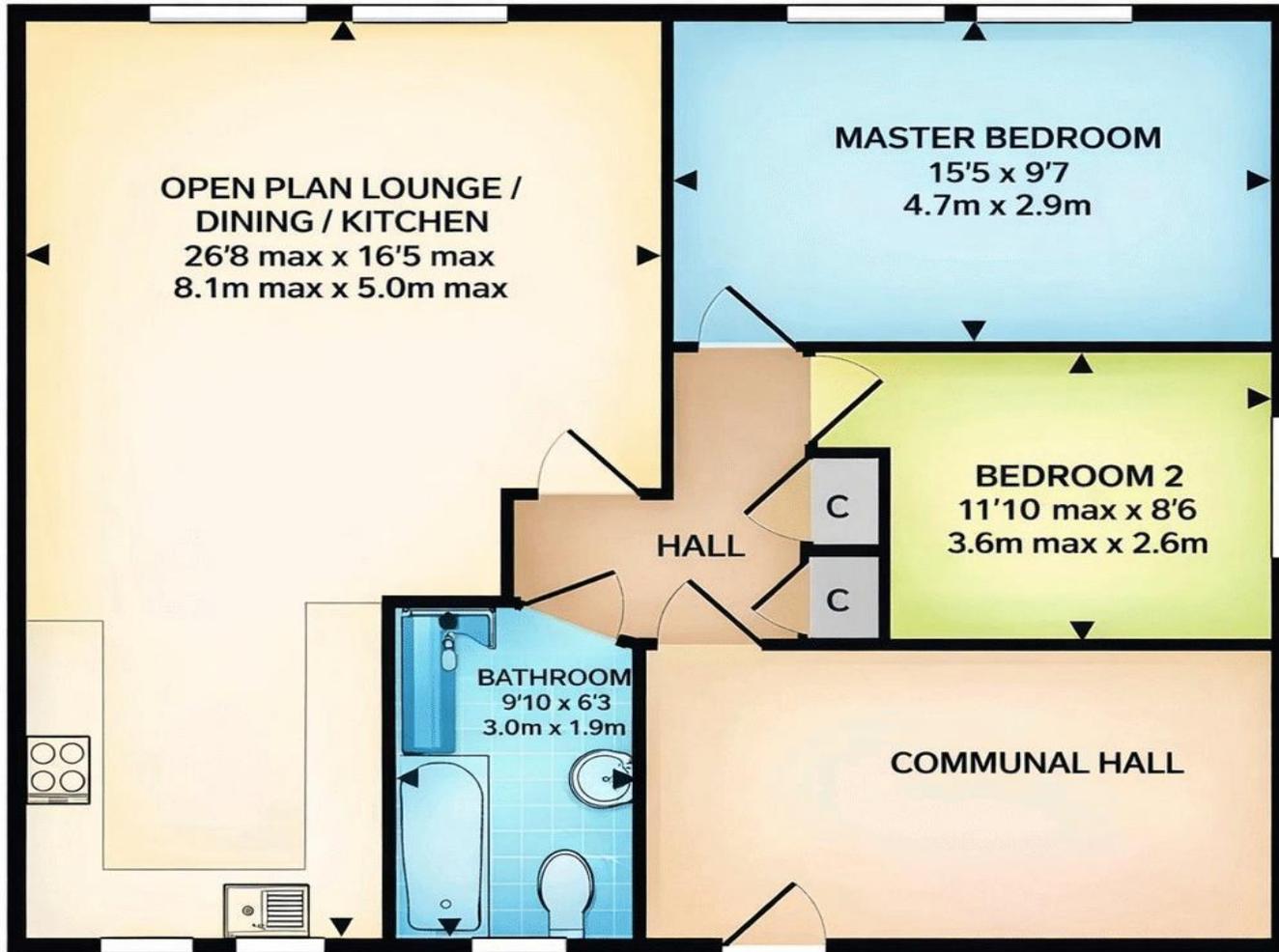


Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Leasehold years remaining - 101 years (APPROX)
Ground Rent: £272 (APPROX)
Service Charge: £2117 (APPROX)

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

