



3 Nightingale Close, Streethay  
Lichfield WS13 8GR

Downes & Daughters  
ESTATE AGENCY

## 3 Nightingale Close, Streethay Lichfield WS13 8GR Offers over £164,500

A striking and spacious two bedroom mid terrace home with a professionally landscaped south east facing rear garden and offered for sale with no onward chain. Occupying an easily accessible position within this hugely popular development, which continues to improve with the recent additions of a Coop food store, Bod Coffee Shop & Bar, 'Chippy' and Dominos pizza. In addition to the popular and 'Outstanding' rated Primary School, open green spaces and enviable transport links with Lichfield Trent Valley Station only 0.4 miles away. This wonderfully popular layout is stylishly presented by the current owners and extends to 764 square feet. The internal accommodation comprises: A charming living room, an inner hallway type space with guest cloakroom and large pantry cupboard, which then opens to an impressive double aspect kitchen diner with access to the rear garden. The first floor is equally impressive with a landing, principal bedroom with built in cupboard, a second spacious double bedroom with fitted wardrobes and a modern bathroom. All presented in a flawless contemporary style. The outside of the property boasts a stylishly planted front garden, 'side by side' parking for two cars and a wonderfully sunny landscaped rear garden with patio seating areas, shaped lawn and raised sleeper beds.

The property is currently owned with a 60% share which can be bought at £164,500 with an additional monthly rental. There is also the opportunity of purchasing 100% of the property.

### GROUND FLOOR

Stylish Living Room • Inner Hallway With Large Pantry/Storage Cupboard • Guest Cloakroom  
• Spacious Kitchen Diner With Access To Rear Garden

### FIRST FLOOR

Landing • Bedroom One With Built In Cupboard • Bedroom Two With Fitted Wardrobes •  
Family Bathroom



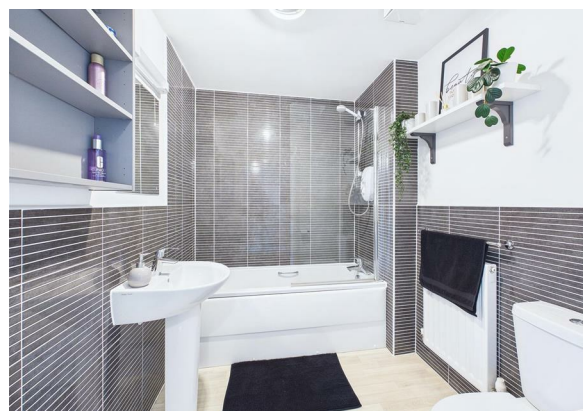
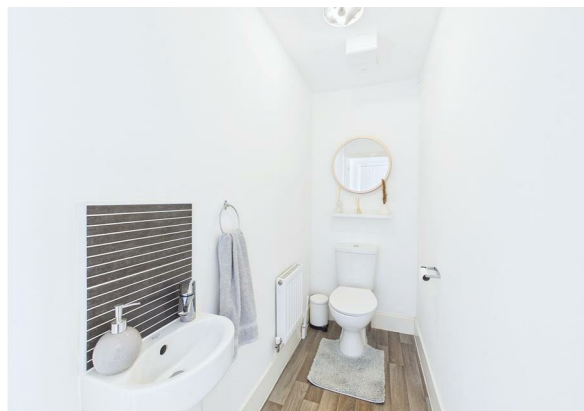


### OUTSIDE

Stylishly Planted Front Garden • 'Side By Side' Parking For Two Cars • Striking South Facing Landscaped Rear Garden • Patio Seating Areas • Shaped Lawn With Raised Sleeper Beds • Gated Access & Bin Storage Area To Rear • Timber Storage Shed

### FURTHER INFORMATION

Shared Ownership With 60% Share • £267.65 Rent • Orbit Own The Remaining 40% • Opportunity of purchasing 100% of the property • Estate Service Charge £32.16 PCM • Council Tax Band C • Energy Rating B • Upvc Double Glazing • Gas Central Heating • All Mains Services





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Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions (122 pphs)	
A (91-91)	
B (81-91)	
C (68-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
EU Directive 2002/91/EC	
England & Wales	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Client	Domestic
Very energy efficient - lower running costs (192 pphs)	
A (92 pphs)	
B (81-91)	
C (68-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
Client	Domestic
84	
97	

