

# HUNTERS<sup>®</sup>

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## Nightingale Court

Kelvedon Grove, Solihull, B91 2UG

Guide Price £310,000



Council Tax: E



# 3 Nightingale Court

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Guide Price £310,000







## An aerial map of the Solihull area. A red pin marks Solihull Hospital, and a blue pin marks Solihull School. The map shows roads including A41, Lode Ln, and B4102. The Google logo is visible in the bottom left corner.

A map of the Solihull area in the UK. The map shows the A41 road running vertically, with B425 and B4102 branching off to the west. Solihull Hospital is marked with a red 'H' icon and labeled. A red pin is placed on the A41 road, just north of the hospital. Other labels include 'WORLD'S END', 'LODE HEATH', 'ELMDON HEATH', 'SHARMANS CROSS', and 'Solihull'. The Google logo and 'Map data ©2023' are visible at the bottom.

The floor plan shows a rectangular apartment layout. At the top is a large Living Room (5.00m x 4.70m) with a bay window. To its right is a Kitchen (5.00m x 2.30m) with a sink and stove. Below the Living Room is Bedroom 2 (3.30m x 3.20m). To the right of Bedroom 2 is a Bathroom (2.50m x 2.50m). Below Bedroom 2 is Bedroom 1 (4.00m x 3.40m). To the right of Bedroom 1 is an En-suite (2.00m x 2.00m). A central Hall connects the bedrooms and bathroom to the Living Room and Kitchen. The total floor area is approximately 84.2 sq.m.

Room	Dimensions (m)	Dimensions (ft)
Living Room	5.00m x 4.70m	(16' 5" x 15' 5")
Kitchen	5.00m x 2.30m	(16' 5" x 7' 7")
Bedroom 1	4.00m x 3.40m	(13' 1" x 11' 2")
Bedroom 2	3.30m x 3.20m	(10' 10" x 10' 6")
Bathroom	2.50m x 2.50m	(8' 7" x 8' 7")
En-suite	2.00m x 2.00m	(6' 7" x 6' 7")

Total floor area 84.2 sq.m. (907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Please contact our Hunters Solihull Office  
on 0121 709 0111 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2012/27/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2012/27/EC

**England & Wales**

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