



32 Birch Walk The Firs,
Sherwood, NG5 3BD

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Situated on the popular Firs Retirement Development (over 60's).

The bungalow offers a wealth of services including a 24-hour emergency call system, a warden, and more.

The property provides well proportioned accommodation including an entrance hall, kitchen, living room, bedroom and a bathroom.

Benefiting from double glazing, the property enjoys a private garden to the rear which is fully maintained by the managing company.

The development is within easy reach of an excellent range of facilities in Sherwood and local transport links giving access to Nottingham City Centre.

Asking Price £120,000





Directions

Birch Walk can be located off Elmswood Gardens and Mansfield Road, Sherwood, Nottingham.

ACCOMMODATION

Wood & Glass Panelled Entrance Door

Opening to the:-

Entrance Hall

Storage heater, loft access hatch, shelved storage cupboard with light (housing the hot water cylinder and the thermostat), doors into the living/dining room, the bedroom, the bathroom and the:-

Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge, built in electric oven, and a four ring gas hob with an extractor hood over.

Window to the front elevation, ceiling light point, wall mounted electric heater.

Bathroom

Fitted with a raised wc, a wash hand basin, and an easy access bath with side panel doors and an electric shower over.

Window to the front elevation, part tiled walls, electric wall heater, ceiling light point.

Living / Dining Room

Double glazed sliding patio doors opening to the rear garden, coal effect electric fire set in a feature wooden surround, storage heater, telephone point, television aerial connection point, ceiling light point and wall light points.

Bedroom

Window to the rear elevation, storage heater, ceiling light point.

OUTSIDE

There is a raised decked seating area to the rear of the property, with a lawn beyond and mature hedged borders.

The Firs enjoys communal gardens and parking areas.

LEASEHOLD INFORMATION

We have been informed that the Service charge is £452.01 per month and covers the maintenance of the communal areas, buildings insurance, communal laundry facilities, communal lounge, on site warden and Ground Rent.

We understand that a 125 year lease on the property commenced in 2006.

Please ask your legal representative to verify this information.

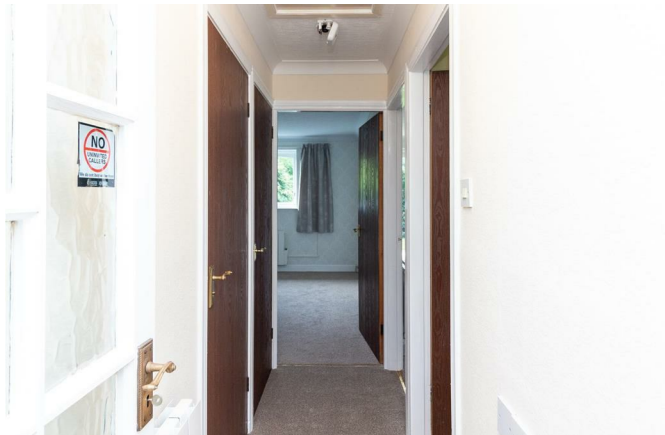
Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2022/2023 £1,529.43.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

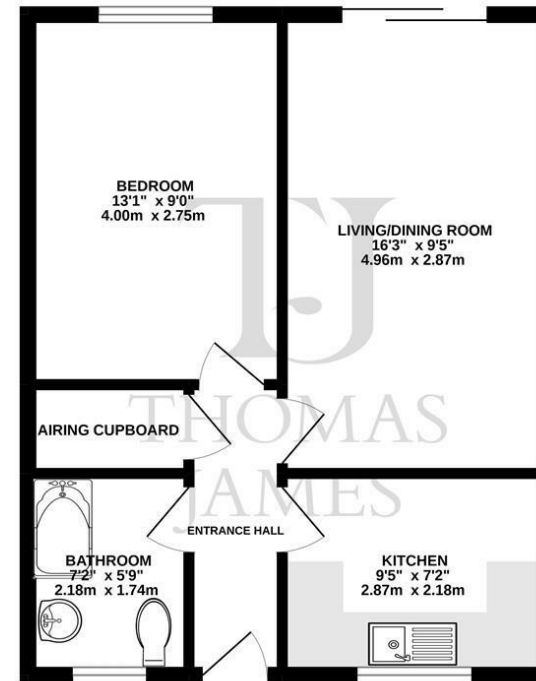
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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