

HoldenCopley

PREPARE TO BE MOVED

Birrell Road, Forest Fields, Nottinghamshire NG7 6LT

Guide Price £140,000

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GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

This three-storey mid-terrace house offers deceptively spacious accommodation throughout and is being sold with no upward chain, making it an ideal purchase for a range of buyers — whether you're a first-time buyer or looking for your next family home. Situated in a well-connected location, the property is within easy reach of a variety of local amenities, great schools, frequent transport links, and just a short distance from Nottingham City Centre. To the ground floor, the accommodation comprises a bay-fronted living room, a separate dining room, and a modern fitted kitchen with access down to a useful cellar — perfect for storage or potential conversion. The first floor hosts two well-proportioned bedrooms along with a three-piece family bathroom suite, while the top floor offers a spacious third bedroom — ideal as a guest room or home office. Outside, there is on-street parking to the front, and to the rear, a private, low-maintenance garden featuring a concrete patio area.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom Suite
- Private Rear Garden
- Convenient Location
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

11'7" x 13'8" (3.53m x 4.17m)

The living room has a UPVC double-glazed bay window to the front elevation, an entrance mat, carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Dining Room

13'10" x 11'6" (4.22m x 3.51m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Kitchen

10'4" x 5'4" (3.15m x 1.63m)

The kitchen has a range of gloss handleless base and wall units with worktops and a tiled splashback, an integrated oven, a hob, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, tile-effect flooring, a radiator, a wall-mounted boiler, an extractor fan, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

14'5" x 5'2" (4.41m x 1.60m)

The landing has carpeted flooring, a radiator and provides access to the first and second floor accommodation.

Master Bedroom

11'3" x 11'7" (3.43m x 3.53m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

11'1" x 8'8" (3.38m x 2.64m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a built-in cupboard and a radiator.

Bathroom

8'6" x 4'10" (2.59m x 1.47m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower, tile-effect flooring and partially tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

11'11" x 11'3" (3.63m x 3.43m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden featuring a low-maintenance concrete patio area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? Entitled to the passage way leading from the rear of the property, over the adjoining premises no.94 and no.96

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

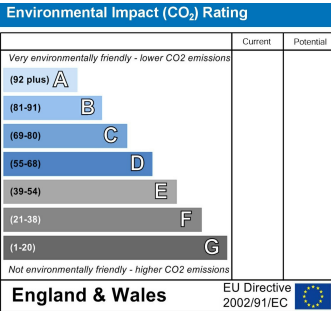
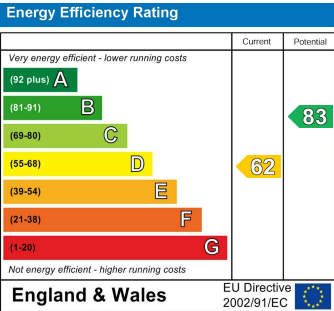
The vendor has advised the following:

Property Tenure is Freehold

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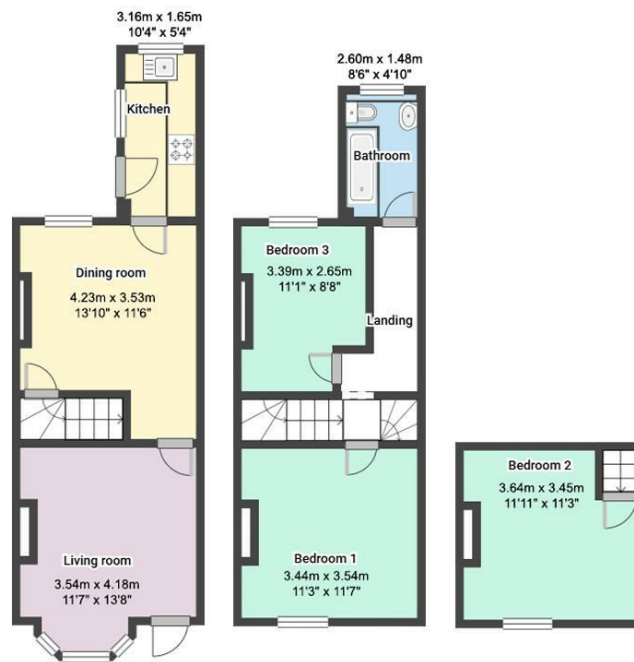
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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