

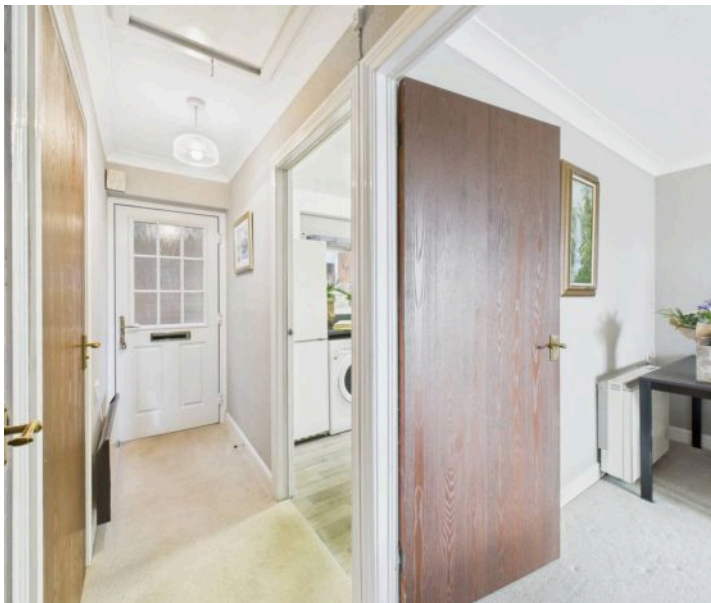


## 31 Birch Walk The Firs, Nottingham – NG5 3BD

Guide Price £140,000

DavidJames  
the estate agent





## 31 Birch Walk The Firs

Nottingham, Nottingham

Well-presented one bedroom retirement bungalow in the highly regarded Firs Complex for the over 60's in walking distance of Sherwood's extensive amenities, essential services and frequent bus links!

Council Tax band: A

Tenure: Leasehold

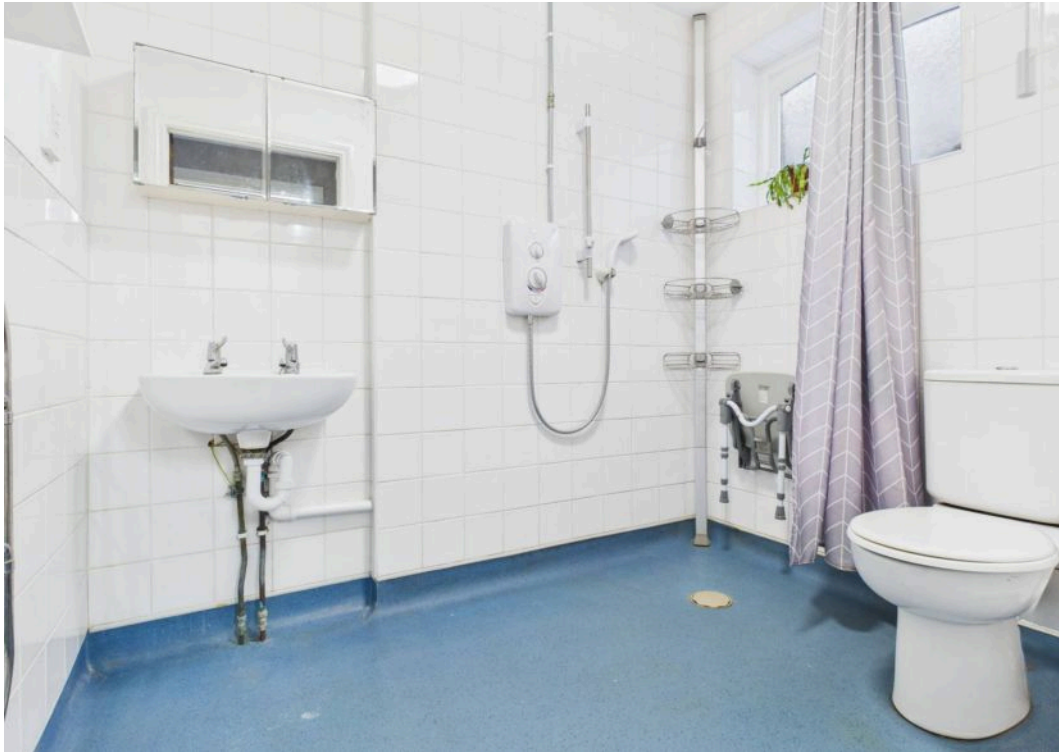
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Well-presented retirement bungalow perfect for single storey living
- Situated in the highly regarded over 60's Firs Complex
- Within walking distance of Sherwood's amenities and excellent bus links to the City Centre
- Bright and spacious lounge/dining room with a feature electric fire and patio doors to the garden
- Modern fitted kitchen with integrated cooking appliances
- Spacious bedroom benefiting from freestanding wardrobes and views overlooking the rear gardens
- Good-sized practical wet room with electric shower, sink and WC
- Southerly-facing communal garden with patio area, mature planting and trees
- On-site facilities include a laundry room, on-site staff and parking
- Communal lounge hosting a variety of resident-led activities









Approximate total area<sup>(1)</sup>

38.9 m<sup>2</sup>

419 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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