

HoldenCopley

PREPARE TO BE MOVED

Birchwood Road, Wollaton, Nottinghamshire NG8 2ET

Guide Price £260,000

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GUIDE PRICE - £260,000 - £280,000

WELL-PRESENTED THROUGHOUT...

This beautifully presented three-bedroom end-terraced house is a fantastic opportunity for a range of buyers, offering a modern and comfortable living space in a peaceful location. The property boasts recent upgrades, including new UPVC double-glazed windows, sleek patio doors, a secure slam-lock composite door, and a new gate and fencing, ensuring both style and security. Upon entering, you'll find a welcoming entrance hall, a convenient W/C, a spacious living room perfect for relaxation, and a well-appointed fitted kitchen. The first floor features three generously sized bedrooms, each with in-built storage, and a contemporary bathroom suite. Additionally, there is access to a boarded loft, ideal for extra storage. The exterior is equally impressive, with a lawned garden at the front and side, an enclosed driveway providing ample off-road parking, and a private rear garden featuring a decking area and a large brick-built outhouse, perfect for storage or conversion. Nestled in a quiet area with easy access to local amenities, excellent schools, and scenic countryside, this home offers the perfect blend of convenience and tranquility.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Boarded Loft
- New UPVC Double-Glazed Windows & New Doors
- Ample Off-Road Parking
- Private Garden With Large Outhouse





GROUND FLOOR

Entrance Hall

12'6" x 6'3" (3.82 x 1.91)

The entrance hall has carpeted flooring, a radiator, and a composite door providing access into the accommodation.

Living Room

17'11" x 12'11" (5.47 x 3.94)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a vertical radiator, a TV point, a recessed alcove with space for a small fireplace, and a sliding patio door to access the rear garden.

Kitchen

11'8" x 11'5" (3.56 x 3.48)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast style sink with a swan neck mixer tap, an integrated oven with a gas hob and an extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access out to the garden.

W/C

5'10" x 2'7" (1.79 x 0.80)

This space has a low level dual flush W/C, a wash basin, tiled flooring, painted brick walls, a wall-mounted boiler, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

9'8" x 8'6" (2.95 x 2.61)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'8" x 11'6" (3.58 x 3.52)

The main bedroom has a UPVC double-glazed window to the side and rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bedroom Two

12'11" x 8'7" (3.95 x 2.62)

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

Bedroom Three

12'11" x 9'1" (3.95 x 2.77)

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

Bathroom

5'9" x 5'6" (1.76 x 1.70)

The bathroom has a concealed dual flush W/C combined with a wash basin, a panelled bath with an overhead rainfall shower head and a shower screen, a radiator, partially tiled walls, vinyl flooring, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a range of plants and shrubs, and to the side is a gravelled driveway providing ample off-road parking.

Rear

To the rear of the property is a private enclosed garden with a decking area, a brick-built outhouse, courtesy lighting, gravelled areas, a lawn, hedged borders, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

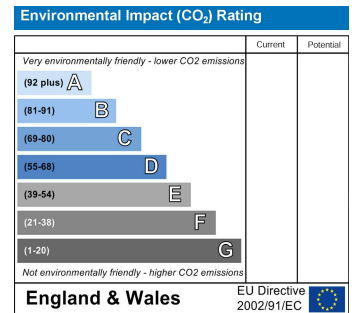
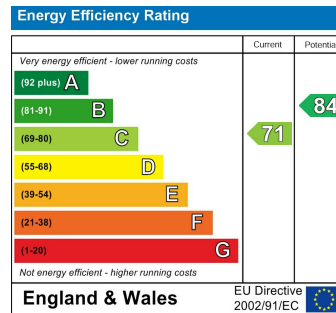
The vendor has advised the following:

Property Tenure is Freehold

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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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