

# Robert Ellis

*look no further...*



Birchwood Road,  
Wollaton, Nottingham  
NG8 2ET

**£250,000 Freehold**

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A beautifully presented and spacious three-bedroom end of terrace house occupying a generous corner plot.

Situated in this sought after and convenient residential location just a stone's throw away from a range of local shops and amenities including schools, transport links and Wollaton Park, this fantastic property is considered a perfect opportunity for a variety of potential purchasers including first time buyers, young professionals, and families.

In brief the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen, and WC to the ground floor. Rising to the first floor you will find three good-sized double bedrooms and a family bathroom.

Outside the property benefits from a generous corner plot with a good sized gravelled driveway making space for ample car standing, lawned areas to the front and rear, decked area to the side, a useful outside storage shed and hedged boundaries.

Offered to the market with the benefit of being recently re-furbished throughout including a modern kitchen and bathroom, UPVC double glazing and gas central heating throughout and a versatile living space, this great property is well worthy of an early internal viewing.



### Entrance Hallway

With a composite front door, UPVC double glazed window to the front, radiator, electric meter cupboard, stairs to the first floor and doors to the WC, kitchen and lounge/diner.

### Lounge/Diner

17'11" reducing to 12'6" x 12'11" reducing to 8'10" (5.48 reducing to 3.82 x 3.94 reducing to 2.71)

A carpeted reception room with a UPVC double glazed windows to the front, UPVC double glazed sliding door to the rear, two radiators and a door to the kitchen.

### Kitchen

11'8" x 11'4" (3.57 x 3.47)

With a range of wall, base and drawer units, worksurfaces, sink with mixer tap, electric oven with gas hob and air filter over, tiled splashbacks, vinyl flooring, plumbing for a washing machine and dishwasher, space for a fridge freezer, UPVC double glazed window to the rear, UPVC double glazed door to the side and a radiator.

### WC

With low flush WC, wall mounted wash-hand basin, wall mounted Ideal combination boiler and UPVC double glazed window to the side.

### First Floor Landing

With UPVC double glazed window to the front, loft hatch, useful storage cupboard and doors to the bathroom and three bedrooms.

### Bedroom One

11'8" x 11'6" reducing to 9'6" (3.58 x 3.52 reducing to 2.91)

A carpeted double bedroom with a built-in storage cupboard, UPVC double glazed windows to the rear and side and radiator.

### Bedroom Two

12'11" x 9'0" (3.95 x 2.75)

A carpeted double bedroom with a built-in storage cupboard, UPVC double glazed window to the rear and radiator.

### Bedroom Three

12'11" x 8'7" (3.96 x 2.62)

A carpeted bedroom with a built-in storage cupboard, UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three-piece suite comprising panelled bath with rainfall effect shower over, wash hand basin inset to vanity unit, WC, tiled splashbacks a UPVC double glazed window to the side and a radiator.

### Outside

Outside the property benefits from a generous corner plot with a good sized gravelled driveway making space for ample car standing, lawned areas to the front and rear, decked area to the side, a useful outside storage shed and hedged boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

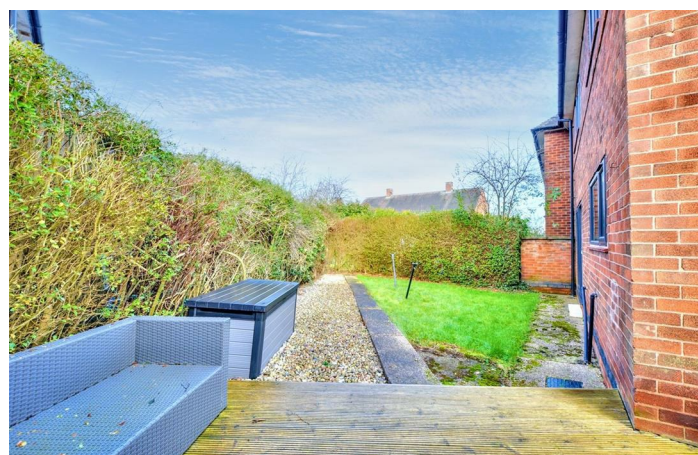
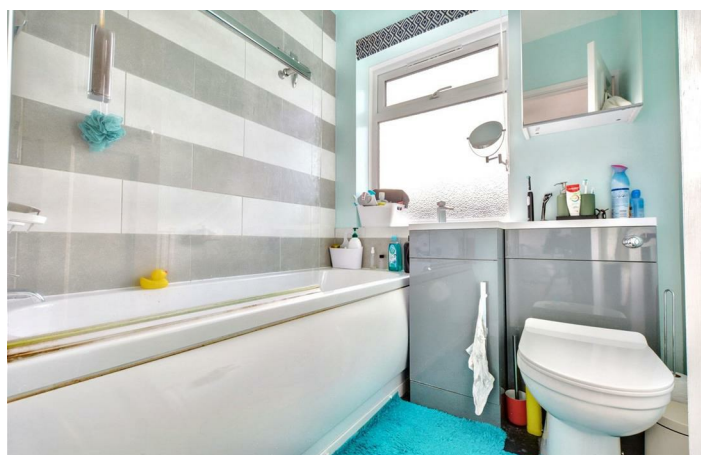
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

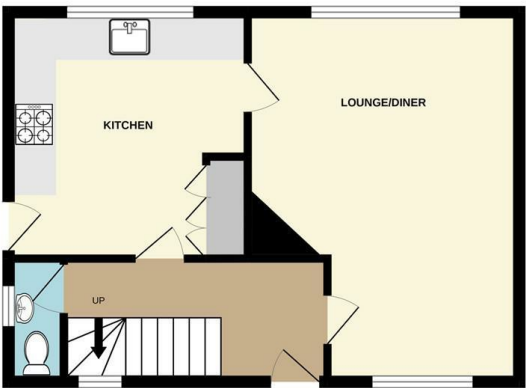
Has the Property Flooded?: No

### Disclaimer:

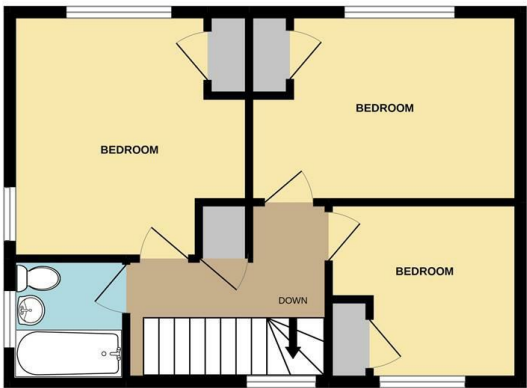
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



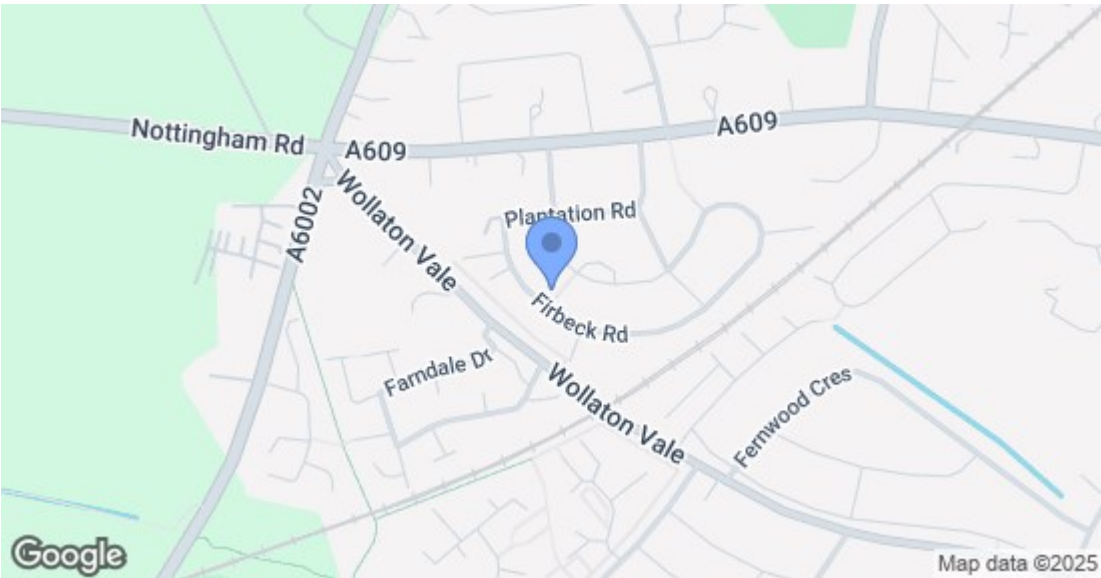
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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