



Birch Grove
Shirebrook MANSFIELD



Birch Grove Shirebrook MANSFIELD NG20 8QQ

for sale offers over
£170,000



Property Description

Attractive Three-Bedroom Semi-Detached Home in Birch Grove, Shirebrook

Nestled in the sought-after location of Birch Grove, Shirebrook, this well-presented three-bedroom semi-detached property offers comfortable and convenient living, ideal for families and first-time buyers alike.

The ground floor comprises a welcoming porch, a spacious lounge perfect for relaxing or entertaining, a modern kitchen, and a practical utility room providing valuable extra space. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering ample room for a growing family.

To the front, the property benefits from a lawned garden and off-street parking. The rear elevation boasts an enclosed garden with a well-maintained lawn and a handy storage shed—perfect for outdoor enjoyment with minimal upkeep.

Key selling features include a low-maintenance garden, dedicated utility space, and off-street parking. The property is conveniently located close to local shops, schools, and amenities, with excellent transport links for commuting.

This is a fantastic opportunity to own a home in a desirable area—early viewing is highly recommended

Entrance Porch

Brick base porch with double glazed window to front and side and UPVC door to front.

Entrance Hall

Entrance Hall with UPVC door and carpeted flooring.

Lounge

15' 5" x 11' 8" (4.70m x 3.56m)

The lounge consists of double-glazed window to front and carpeted floor to finish.

Kitchen

8' 11" x 15' 4" (2.72m x 4.67m)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to rear, wall mounted radiator, electric hob, cooker hood and oven, tiled splashback, understairs storage and laminate floor to finish.

Utility Room

7' 3" x 4' 10" (2.21m x 1.47m)

Utility includes double glazed window to front, wall mounted radiator and carpeted floor to finish.

First Floor Landing

Double glazed window to side, wall mounted radiator, airing cupboard housing the boiler and carpeted floor to finish.

Bedroom One

11' into recess x 11' 1" (3.35m into recess x 3.38m)

Bedroom one with double glazed window to rear, wall mounted radiator and carpeted floor to finish.

Bedroom Two

8' 6" x 9' 8" (2.59m x 2.95m)

Bedroom two with double glazed window to front, wall mounted radiator and carpeted floor to finish.

Bedroom Three

9' 10" into recess x 6' 11" into recess (3.00m into recess x 2.11m into recess)

Bedroom three with double glazed window to front, wall mounted radiator and carpeted floor to finish.

Bathroom

The bathroom complete with double glazed window to rear, ceramic toilet and sink, bath with shower over, wall mounted radiator, aqua board splashback, and laminate floor to finish.

Loft Space

Accessed from landing the loft is partially boarded with electrics and lighting.

Externals

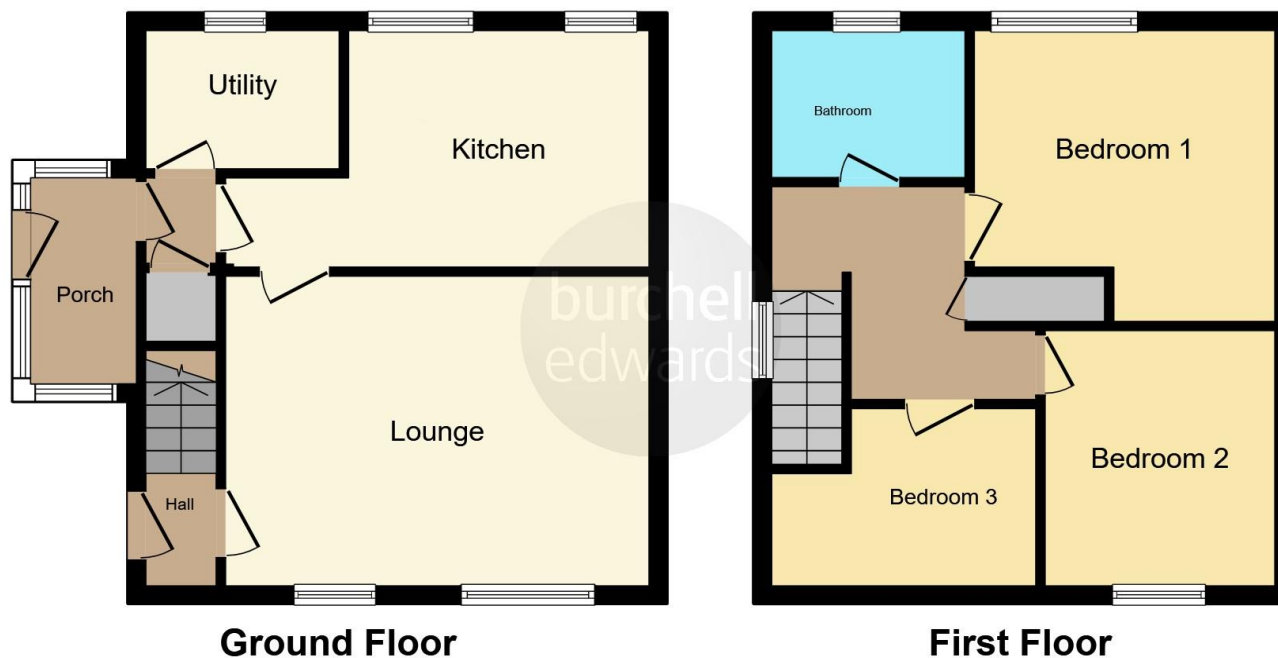
To the front of the property, you'll find block paved driveway, with path leading to the side door and porch, laid to lawn section complete with fenced surround.

The rear of the property is low maintenance with shed, fenced surround and mostly laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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