

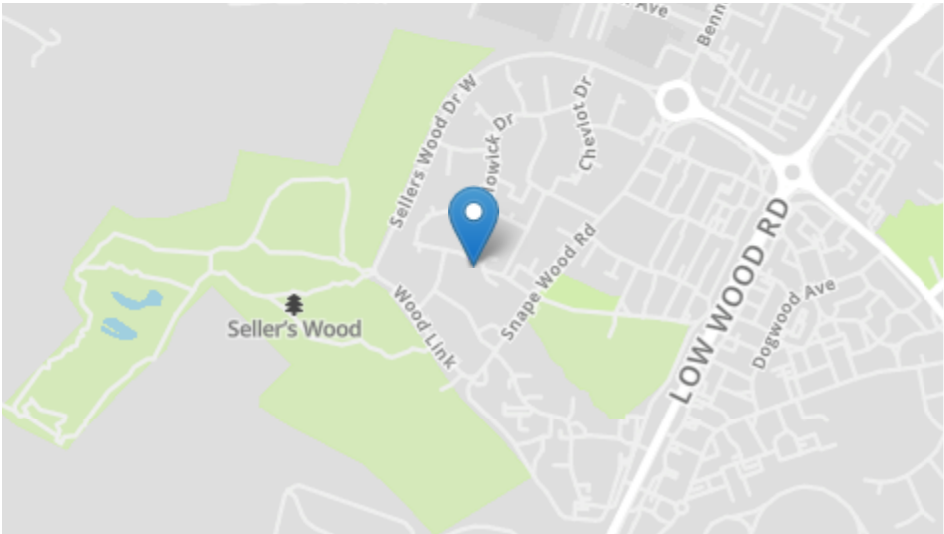
Birling Close, Sellers Wood, NG6 7FS

£180,000



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£180,000



want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 29423972

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



- Semi Detached Family Home
- 2 Bedrooms
- Generous Lounge
- Conservatory
- Off Road Parking
- South Facing Rear Garden
- Cul De Sac Location
- Excellent Road & Public Transport Links

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** VIEWING RECOMMENDED *** This 2 bed semi in the Sellers Wood area has been well maintained & presented to give a great option, so whether you are a first time buyer, investor, or down-sizing - viewing is highly recommended. In brief, the accommodation comprises: entrance hall, lounge, kitchen, conservatory, upstairs landing to the 2 DOUBLE bedrooms & bathroom. Outside, the south-facing rear garden is very low maintenance and a driveway to the front provides off street parking. This location is within a half hour commute of Nottingham City Centre and benefits from great transport links including nearby bus & tram, as well as the M1 motorway. Ideally suiting first time buyers, running costs are economical, so we expect it to be popular. Call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, under stairs storage, radiator and doors to the lounge and kitchen.

Lounge

4.19m x 3.65m (13' 9" x 12' 0") Radiator and bi folding doors to the conservatory.

Kitchen

3.43m x 1.84m (11' 3" x 6' 0") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink. Integrated electric oven & gas hob with extractor over. UPVC double glazed windows to the side & front, ceiling spotlights and radiator.

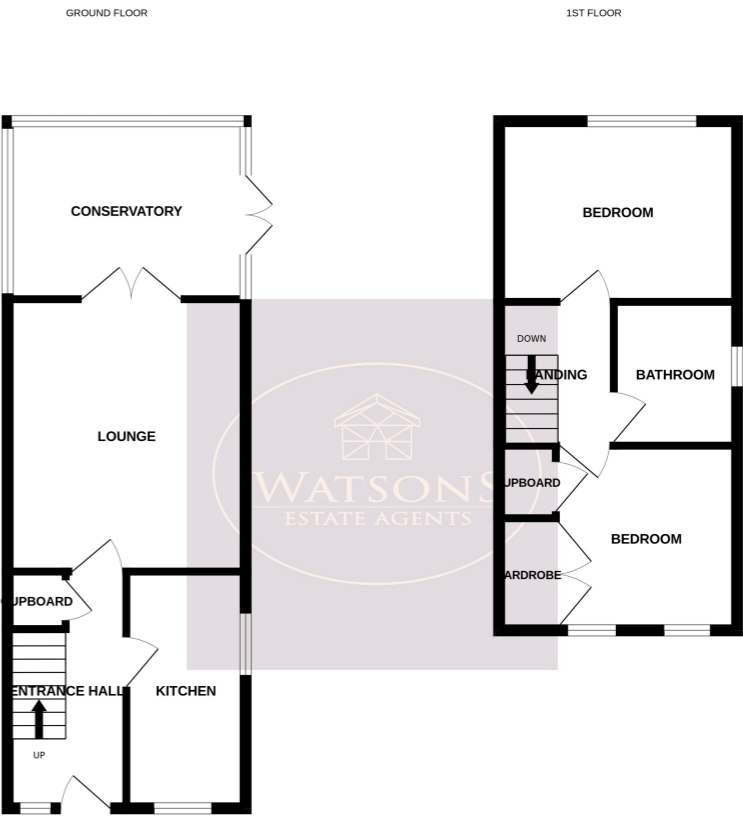
Conservatory

3.39m x 2.7m (11' 1" x 8' 10") Brick & uPVC double glazed construction with poly carbonate roof, radiator and French doors to the rear garden.

First Floor

Landing

Access to the attic (partly boarded) and doors to both bedrooms and bathroom.



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 misstatement. 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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Bedrom 1

3.64m x 2.75m (11' 11" x 9' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

2.86m x 2.68m (9' 5" x 8' 10") 2 uPVC double glazed windows to the front, built in storage cupboard, radiator, built in wardrobe housing the wall mounted boiler and plumbing for washing machine.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the side and chrome heated towel rail.

Outside

To the front & side of the property, a blocked paved driveway provides off road parking. The South facing rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed and external power point. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is in the built-in cupboard in the 2nd bedroom and is 5 years old.