



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

Guide Price £190,000

DavidJames  
the estate agent





## 19 Birch Walk The Firs

Nottingham, Nottingham

2 bed retirement bungalow for the over 60's - offered with no upward chain and situated just a short walk from Sherwood's excellent variety of amenities, essential services and frequent bus services!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Charming retirement bungalow
- Sought after over 60's complex
- Offered to the market with no upward chain
- Located close to Sherwood's vibrant high street, essential services and transport links
- Well-proportioned lounge with patio doors
- Modern fitted kitchen with integrated cooking appliances
- Two bedrooms
- Accessible shower room with a three-piece modern white suite
- Active resident community and beautifully-presented communal grounds
- Emergency alarm system and on-site staff for added reassurance













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

48 m<sup>2</sup>

517 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.

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## David James Estate Agents

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