



Stirling Grove, Nottingham NG11 9AP

welcome to

Stirling Grove, Nottingham

William h brown are pleased to present his well-presented three-bedroom family home in CLIFTON. The property has recently undergone a thorough programme of refurbishment, offering practical and comfortable living spaces well-suited to modern family life. CALL US TODAY TO BOOK YOUR VIEWING!



Entrance Hall

Door to front aspect, doors to cloakroom, living room and kitchen

Cloakroom

Mid level WC, wash hand basin, window to side aspect

Living Room

19' 8" x 11' 4" (5.99m x 3.45m)
bay window to front aspect, french doors to rear aspect, radiator, television and telephone point

Kitchen

14' x 9' 5" Max (4.27m x 2.87m Max)
Fitted kitchen with wall and base units with surfaces above, integral oven, hob, fridge freezer, dishwasher, tiled splash backs, window to rear aspect

Landing

Doors to all bedrooms and bathroom

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)
Bay window to front aspect, radiator

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.59m)
Window to front aspect, radiator

Bedroom Three

13' 11" max x 8' 9" (4.24m max x 2.67m)
window to rear aspect, radiator

Bathroom

Bath with mixer taps with overhead shower, mid level WC, wash hand basin, tiled splashback, window to rear aspect.

Outbuilding

Converted into a functional workshop—ideal for DIY, hobbies, or a working from home office!



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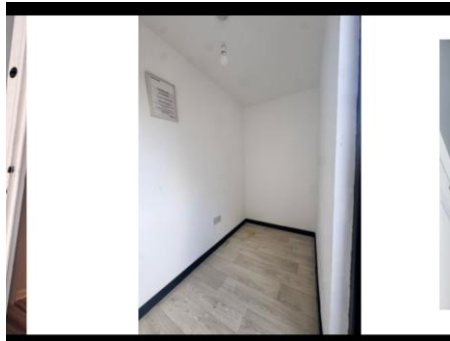
- THREE BEDROOM FAMILY HOME
- REFURBISHED TO A GOOD STANDARD THROUGHOUT
- MODERN KITCHEN
- DRIVEWAY FOR TWO VEHICLES
- SPACIOUS GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103772 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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