



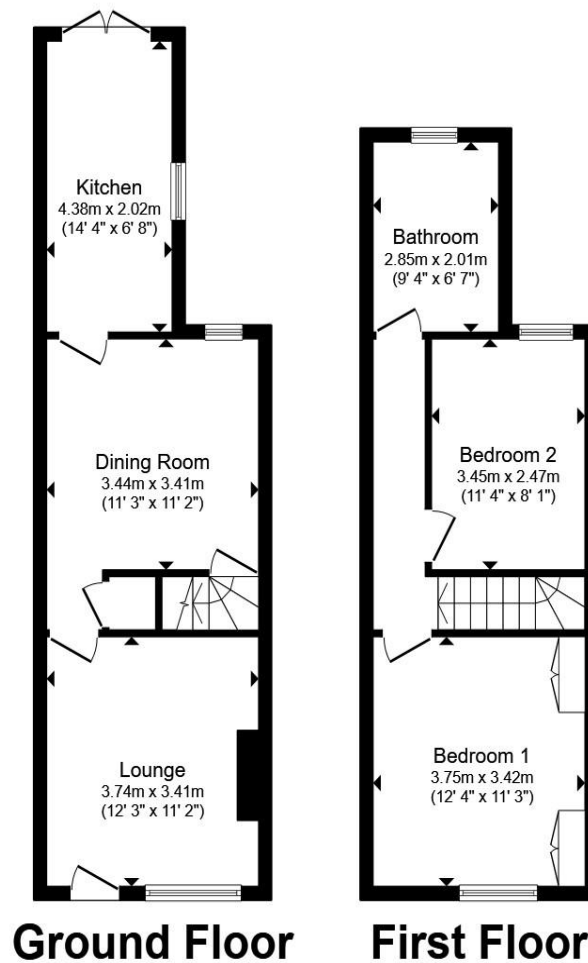
Birdwood Street, Derby, DE23 8BW

welcome to

Birdwood Street, Derby

More photos coming soon. A well presented and extended two-bedroom mid-terrace home, ideally located close to local amenities, Derby City Centre and major transport links. Offering two reception rooms, a spacious kitchen and a generous rear garden.





About The Area

Agents Note

Total floor area 70.9 m² (763 sq.ft.) approx

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.propertybox.io

welcome to

Birdwood Street, Derby

- Beautifully presented and extended mid-terrace property
- Two spacious bedrooms and modern family bathroom
- Lounge and separate dining room
- Generous fitted kitchen with French doors to the garden
- Large enclosed rear garden enjoying a good degree of sunlight

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122283



Property Ref:
DBY122283 - 0004

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.

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