



# READINGS

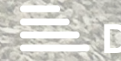
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Elmfield Avenue

Birstall, Leicester, LE4 3DG

**Offers In The Region Of £375,000**



## Elmfield Avenue

Birstall, Leicester, LE4 3DG

Step into this spacious family home, featuring three generous double bedrooms and an amazing garden room that's sure to impress! As you walk through the entrance porch, you'll find a hallway with original flooring, leading to a front dining room. Toward the back, there's a second lounge with a cosy open fire. The kitchen is practical and complemented by a side lobby/utility room and a handy downstairs toilet.

Upstairs, you'll discover three large double bedrooms and a stylish, recently upgraded shower room. Outside, the property offers a driveway for parking and an integral garage. The rear garden is larger than average, with a patio area, an expansive lawn and at the far end a stunning garden room clad in beautiful Canadian cedar wood. The bi-folding doors open into a spacious open-plan area that's perfect for entertaining (yes, there's even a bar!) or for those who work from home and need a quiet, stylish space.

This well-proportioned family home is set in a sought-after location and is offered for sale at a very competitive price—making it the perfect choice for your next move!

### Property Information

Tenure: Freehold

Local Authority: Charnwood

Council Tax Band: C

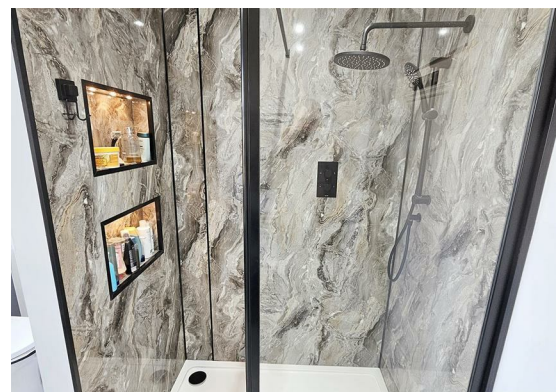
Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk





## Consumer Protection Legislation

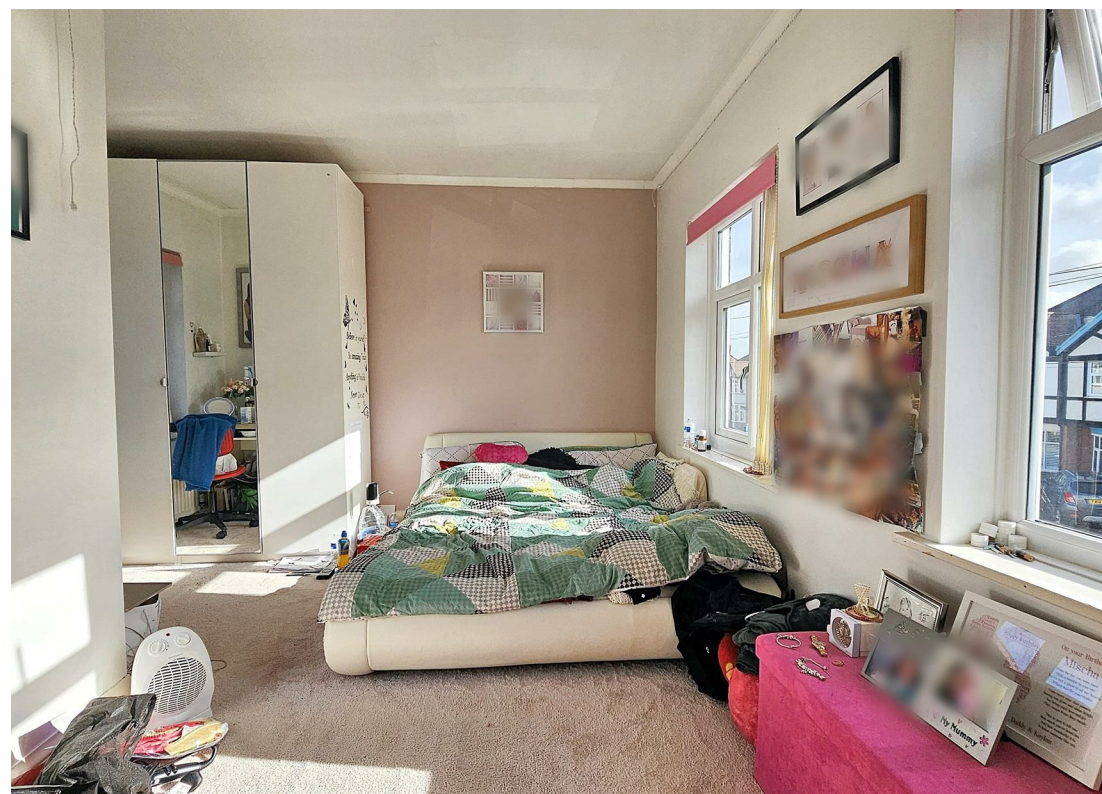
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Anti Money Laundering

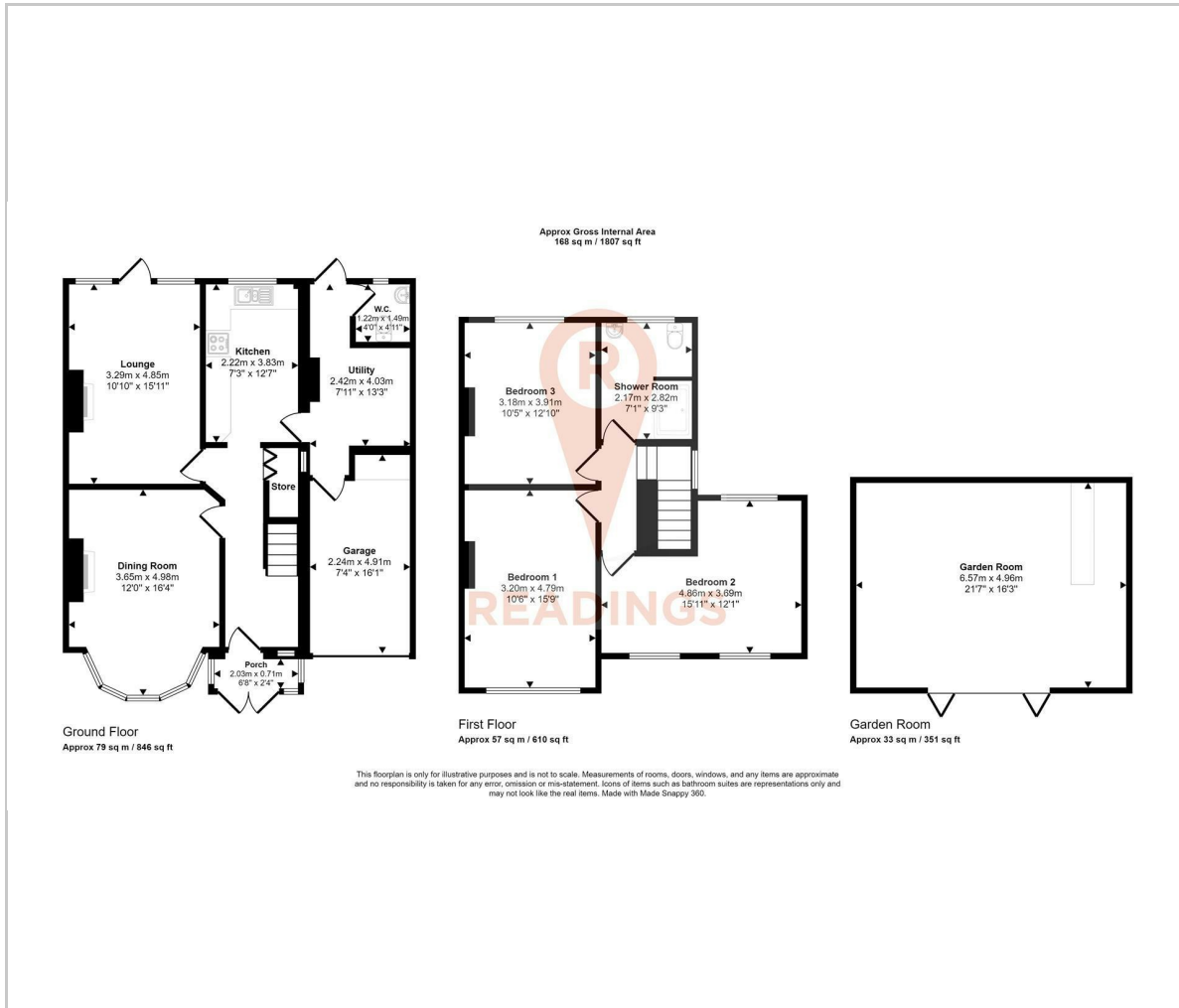
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

## Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.



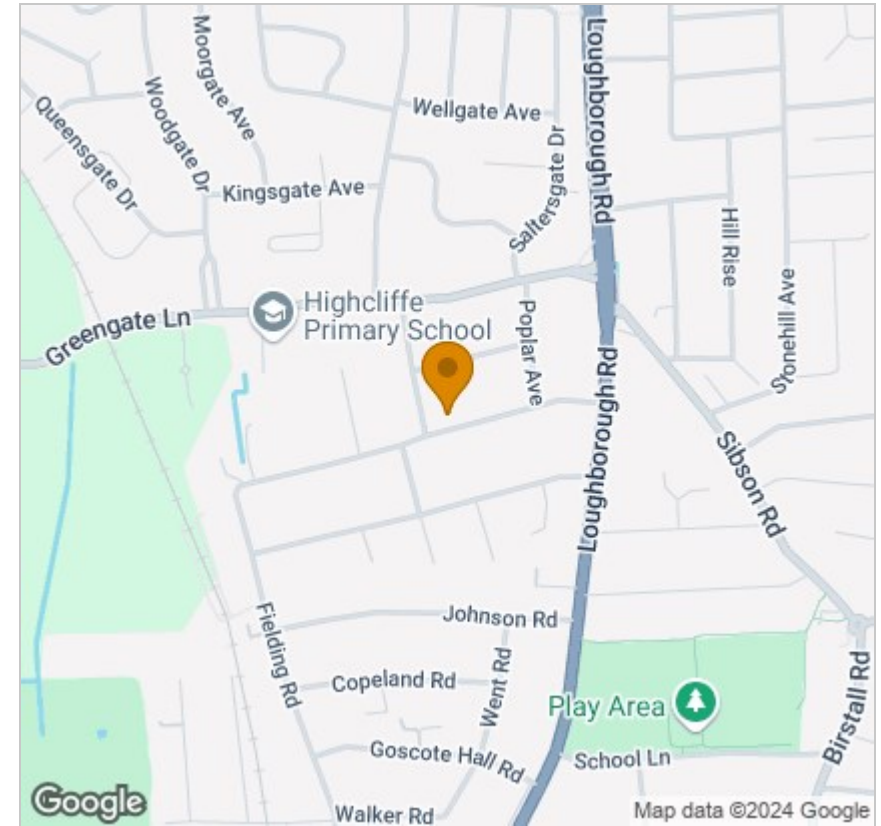
## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

