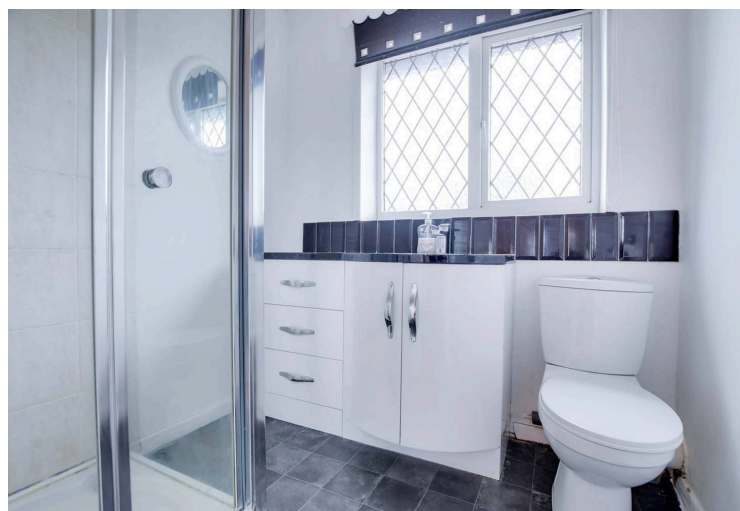




Birkenshaw Road, Off Groby Road

Offers Over £300,000

Located just Off Groby Road is this CHAIN FREE three bedroom link-detached home that benefits from a CORNER PLOT. Parking is available via a driveway providing off road parking and a GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Porch

With double glazed windows to the front and side elevation, double glazed front door, carpet floor.

Entrance Hall

With double glazed window and door to the front elevation, stairs to first floor, under stairs storage cupboard, laminate floor, radiator.

Kitchen 12' 11" x 9' 3" (3.94m x 2.82m)

With double glazed bay window to the front elevation, bi-folding doors to dining room, wall and base units with work surface over, part tiled walls, laminate floor, plumbing for washing machine, one and a half bowl sink and drainer, cooker point, extractor fan, space for fridge freezer, cupboard housing gas boiler.

Dining Room 8' 11" x 8' 11" (2.72m x 2.72m)

With double glazed window to the side elevation, double glazed door to the rear garden, laminate floor.



Lounge 15' 11" x 10' 9" (4.85m x 3.28m)

With double glazed window to the rear elevation, double glazed sliding patio doors to the side elevation, fireplace (capped off), surround and hearth, carpet floor, radiator.

Conservatory 10' 2" x 8' 11" (3.10m x 2.72m)

A double glazed conservatory with doors to rear garden, laminate floor.

First Floor Landing

With carpet floor, loft access, airing cupboard.

Bedroom One 11' 2" x 9' 2" (3.40m x 2.79m)

With double glazed window to the front elevation, built-in wardrobes, carpet floor, radiator.

Bedroom Two 10' 9" x 9' 3" (3.28m x 2.82m)

With double glazed window to the rear elevation, carpet floor, radiator.

Bedroom Three 7' 6" x 6' 4" (2.29m x 1.93m)

With double glazed window to the rear elevation, laminate floor, radiator.

Shower Room 6' 4" x 5' 6" (1.93m x 1.68m)

With double glazed window to the front elevation, wash hand basin with storage under and drawers, low-level WC, shower cubicle, vinyl floor, radiator.

Front Garden

With paved pathway, shrubs, gate to rear garden.

Rear Garden

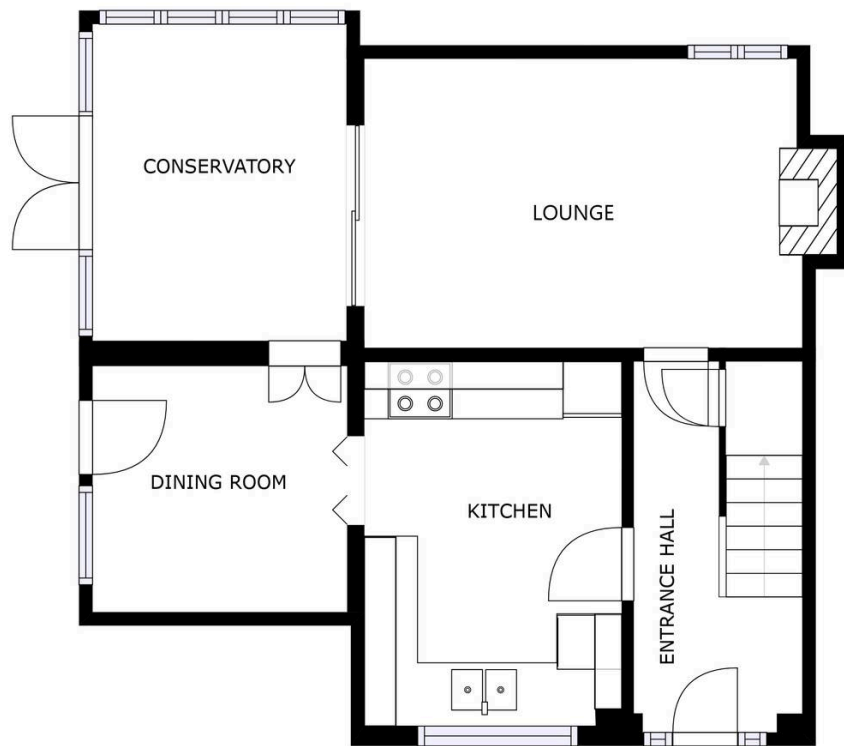
With paved patio area, steps, lawn, flowerbeds and shrubs, further patio area, greenhouse, shed, fencing to perimeter, rear access to the garage.

Driveway

1 Vehicle

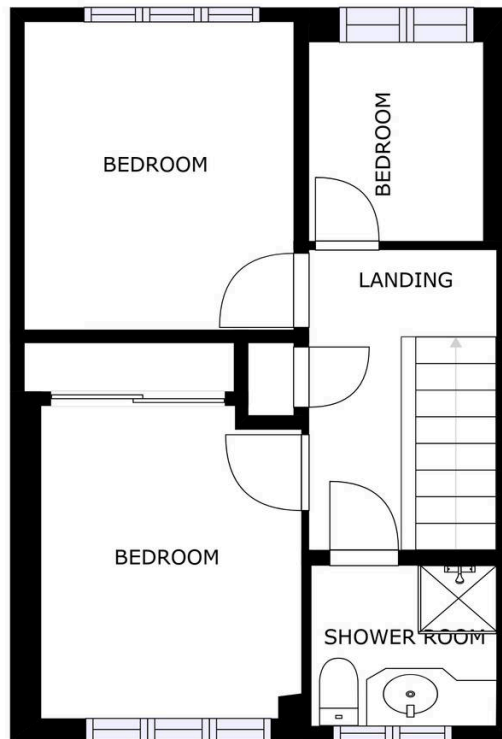
Garage 10.36m x 2.13m.

Please note that parking within the garage is subject to vehicle size. Prospective tenants should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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