

# JAMES SELICKS

16 Birstall Meadow Road

BIRSTALL, LEICESTERSHIRE LE4 3NA

Guide Price : £315,000





A stunning, three/four bedroom, two bathroom mid-townhouse located on this popular Taylor Wimpey site on the peripheries of Birstall village. The property is beautifully presented by the current owners, including a recently refitted kitchen.

Entrance hall • cloakroom • ground floor bedroom/study • refitted living kitchen • first floor sitting room • bedroom three • two second floor bedrooms • en-suite • small front forecourt • low-maintenance gardens • covered rear car port • EPC - B

### Location

Birstall is located approximately two miles north of Leicester city centre providing particularly good access to the professional quarters and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, a Parish Church, pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and Fosse Retail Park.

### Accommodation

The property is access via an entrance hall housing the stairs to the first floor with a useful understairs storage cupboard and a ground floor cloakroom providing a white two piece suite. There is a further ground floor room which could be a study, snug or bedroom four. The superb refitted living kitchen boasts a good range of contemporary urban gloss eye and base level units and drawers, ample granite preparation surfaces and breakfast bar, a polycarbonate one and a quarter bowl sink and drainer unit with Chef's mixer tap, metro tiled splashbacks, a Rangemaster professional oven with double oven and grill, five-ring hob with canopy extractor unit over, an integrated wine cooler, plumbing for an automatic washing machine and space for condenser dryer and dishwasher, enclosed Worcester wall mounted boiler, storage cupboard housing ideal logic combination boiler, feature spotlighting, tiled flooring and UPVC French doors leading onto the rear decked entertaining area.

To the first floor is a landing with access to the main sitting room, bedroom three and the family bathroom, with a white three piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath, tiled splashback and wood laminate effect flooring. To the second floor is a landing giving access to the master bedroom, having a uPVC double glazed window to the side elevation, built-in mirror fronted wardrobes and an suite with a white three piece suite comprising an enclosed WC, pedestal wash hand basin and double shower enclosure, electric shaver point and wood laminate effect flooring. Bedroom two has a useful overstairs storage cupboard and a UPVC double glazed window.

### Outside

To the front of the property is a granite chipped frontage with planted borders, sitting behind iron railings. The rear garden has a large, decked seating area leading to an astroturf garden with a timber shed and gated access to a covered car port.









Tenure: Freehold  
Local Authority: Charnwood District Council  
Tax Band: D

Listed Status: None  
Conservation Area: No  
Service charge: £15.16 per calendar month (fluctuates)

Services: Offered to the market with all mains services and gas-fired central heating.  
Broadband delivered to the property: fibre, speed unknown.  
Non-standard construction: Believed to be standard.  
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.  
Flooding issues in the last 5 years: None our Clients are aware of.  
Planning issues: None our Clients are aware of.  
Accessibility: The property is three-storey. No accessibility modifications have been made.





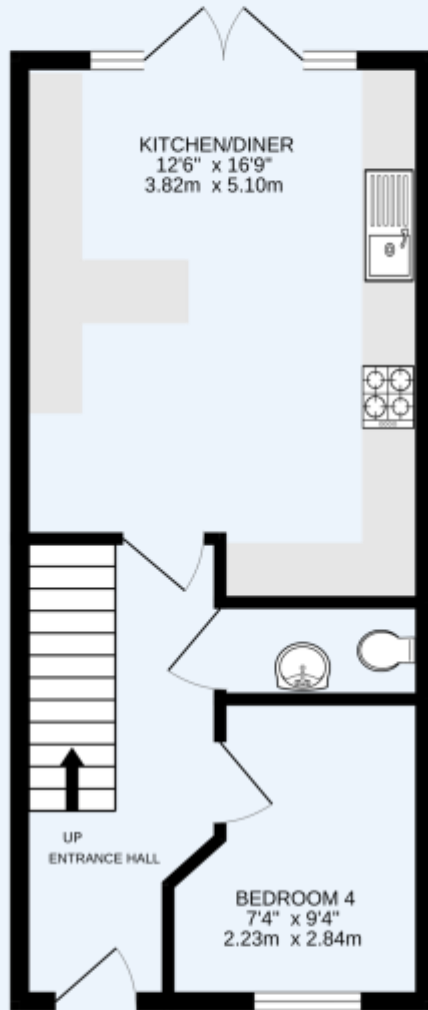




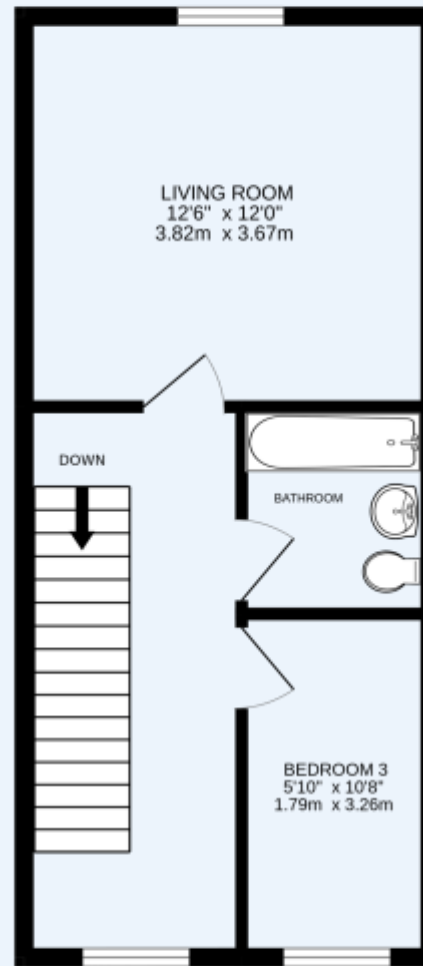


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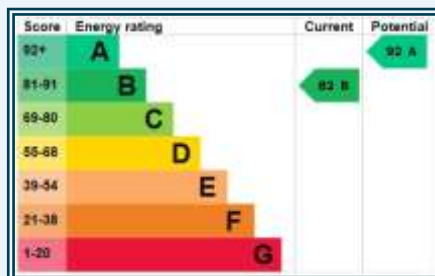
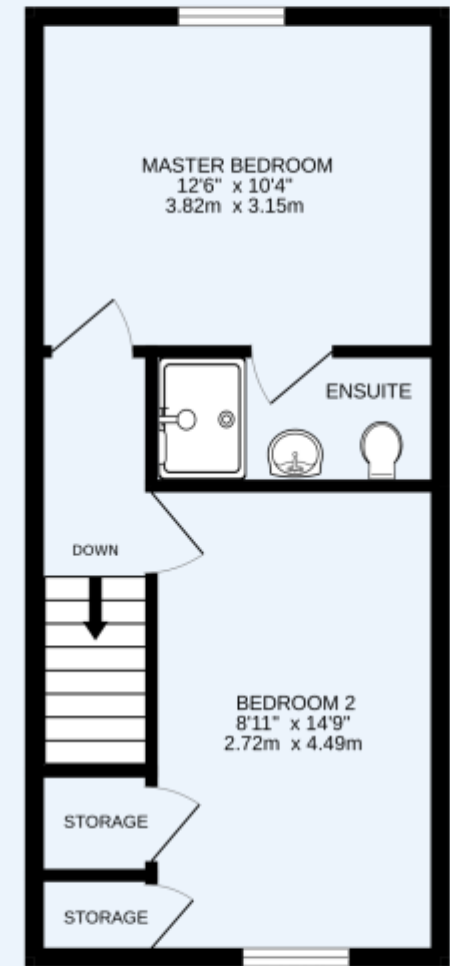
GROUND FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES  
SELICKS