

# JAMES SELICKS

4 BIRKDALE AVENUE

STONEYGATE  
LEICESTER LE2 3HA

GUIDE PRICE : £850,000









One of only a few properties on this quiet cul-de-sac in the heart of Stoneygate, this spacious, detached four bedroom family home on a stunning plot is thought suitable for remodelling and extension (subject to the necessary consents) and is offered to the open market for the first time in over 50 years, with no upward chain.

Leaded uPVC windows • porch • reception hall • cloakroom • dining room • sitting room • kitchen • master bedroom • en-suite • three further bedrooms • bathroom • separate WC • lawned frontage • driveway • double garage • side lobby • coal shed • utility • WC • garage • stunning lawned rear gardens • EPC – D

#### Location

Birkdale Avenue lies just off Knighton Road, approximately two miles south east of the city centre, providing a convenient commute into the professional quarters and mainline railway station with access to London St Pancras in little over an hour. Day to day amenities can be found along Queens Road and the fashionable Allandale Road/Francis Street shopping parades and schooling within both the state and private sectors (of particular note Leicester Grammar and Stoneygate) found nearby.

#### Accommodation

The property is entered via a solid wood front door with a glazed light adjacent, into a porch with an inner door leading into the spacious reception hall, housing the beautiful original return staircase, having original oak flooring and access to a ground floor cloakroom with oak flooring and a window to the side, providing a two piece suite and clothes hanging space. The dining room has a bay window to the front, a further window to the side, ceiling coving, original oak flooring and is open plan to the sitting room, having a feature oak fireplace surround with an open fire, slate hearth and back, ceiling coving, oak flooring, a window to the side and French doors with picture windows either side leading onto the rear patio entertaining area. The open plan dining kitchen has a dining area with wood wall panelling and a window to the rear overlooking the garden. The kitchen area comprising a range of eye and base level units and drawers with worktops, tiled splashbacks, a double bowl stainless steel sink and drainer unit with window above overlooking the garden, an integrated oven, electric hob with stainless steel extractor hood over and a pantry cupboard. and a door leading to a covered side passage and in turn, a coal shed, utility room and WC, door into garage.

The first floor landing has a window to the front, ceiling coving and a built-in cupboard. The master bedroom has a dual aspect with windows to the rear and side, an extensive range of built-in wardrobes, a pedestal wash hand basin and an en-suite shower room providing a three piece suite. Bedroom two has a window to the front and a pedestal wash hand basin. Bedroom three has windows to the front and side, a built-in cupboard and a pedestal wash hand basin. Bedroom four has a window to the rear, a built-in cupboard and a pedestal wash hand basin. The bathroom provides a panelled bath with shower over and a pedestal wash hand basin, has oak flooring, a window to the rear, fully tiled walls houses the built-in airing cupboard. A separate WC with a window to the side provides a low flush suite.







### Outside

To the front of the property is a small lawned area with trees and shrubs behind a low level retaining wall and a driveway providing off street parking and access to the double garage, having has original wooden doors, power and lights and housing the Baxi boiler. To the rear of the property are beautiful gardens, mainly laid to lawn with paved and random flagged patio entertaining areas, a gravelled pathway, a huge array of plants, trees and flowers and a greenhouse to the rear of the plot, which extends to approximately 0.24 acres.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** G

**Conservation Area:** None.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** 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.

**Accessibility Issues :** None our Clients are aware of.

**Planning issues:** None our Clients are aware of.





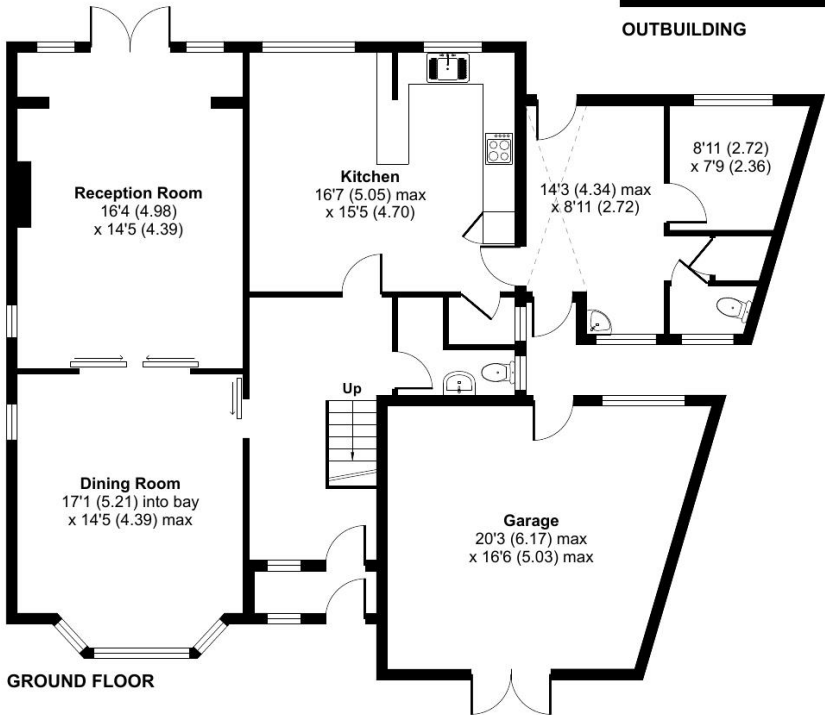
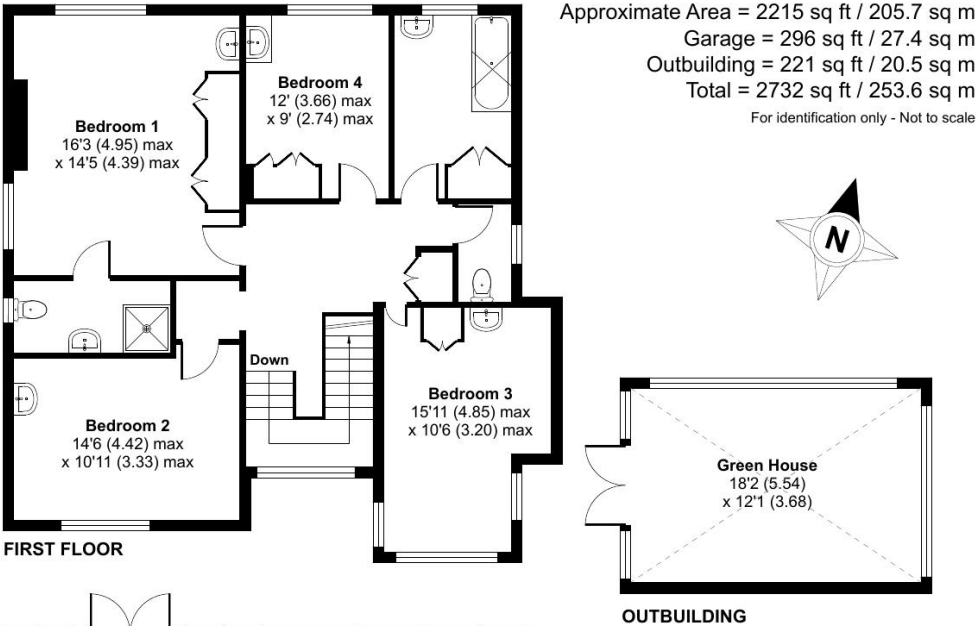








Birkdale Avenue, Stoneygate, Leicester, LE2





Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesselicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesselicks.com



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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

