

JAMES SELICKS

12 WAGTAIL DRIVE

BIRSTALL, LEICESTERSHIRE
LE4 3DZ

GUIDE PRICE: £335,000



A stunning and meticulously presented, three bedroom detached home with a refitted en-suite, located on this popular Jelson development on the peripheries of Birstall.

Entrance hall • cloakroom • sitting/dining room • breakfast kitchen • master bedroom • refitted en-suite • two further bedrooms • family bathroom • driveway • single garage • lawned rear gardens • EPC - B

Location

The village offers a superb range of amenities including popular schooling, shopping, a post office, public house, church and provides good access to Fosse Retail Park and the M1/M69 motorway networks. Many countryside walks and beauty spots are also within easy reach including nearby Watermead Park and Bradgate Park.

Accommodation

A smart composite door leads into an entrance hall with wood laminate effect flooring housing a useful cloaks cupboard, the stairs to the first floor and a cloakroom providing a two piece suite. The spacious sitting/dining room is light and bright, with wood laminate effect flooring, a window to the front, further bay to the side and French doors with windows either side leading onto the garden.

The sitting/dining room is open to the stunning breakfast kitchen, boasting an excellent range of eye and base level units and drawers, ample wood effect preparation surfaces, tiled splashbacks and a stainless steel one a quarter bowl sink with a mixer tap over, integrated appliances include a dishwasher and an AEG oven with a four-ring gas hob and stainless steel extractor unit above. There is space and plumbing for an automatic washing machine and a large island unit with a wood effect surface providing further storage and breakfast bar space, tiled flooring and a window overlooking the garden.

To the first floor is a landing housing the airing cupboard, with a window to the side. The spacious master bedroom has windows to the side and rear elevations, wood laminate effect flooring and a refitted en-suite providing a white three piece suite comprising a low flush WC, pedestal wash hand basin and a glazed shower enclosure, the walls and floor are fully tiled and there is an electric shaver point, and a heated towel rail. There are two further bedrooms, one with a bank of built-in wardrobes and a family bathroom with a white three-piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with shower attachment, an opaque glazed window, an electric shaver point, a heated towel rail, part tiled walls and wood laminate effect flooring.

Outside

To the side of the property is a small lawned area and a driveway providing off street car standing and access to a single garage with boarded loft space above. The rear gardens are mainly lead to lawn with a paved patio area and walled/fenced boundaries.

Tenure: Freehold. **Conservation Area:** None.

Local Authority: Charnwood Borough Council, **Tax Band:** D

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

Broadband delivered to the property: Fibre, 910mbps.

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: Two-Storey property, no accessibility modifications made.

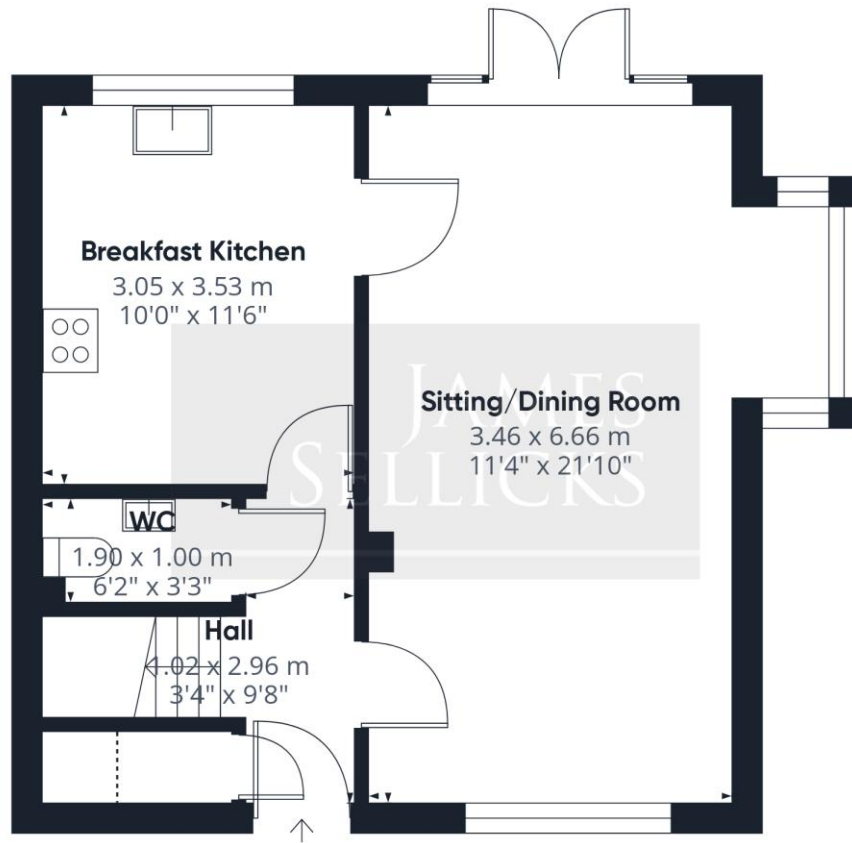
Planning issues: None our Clients are Aware of.



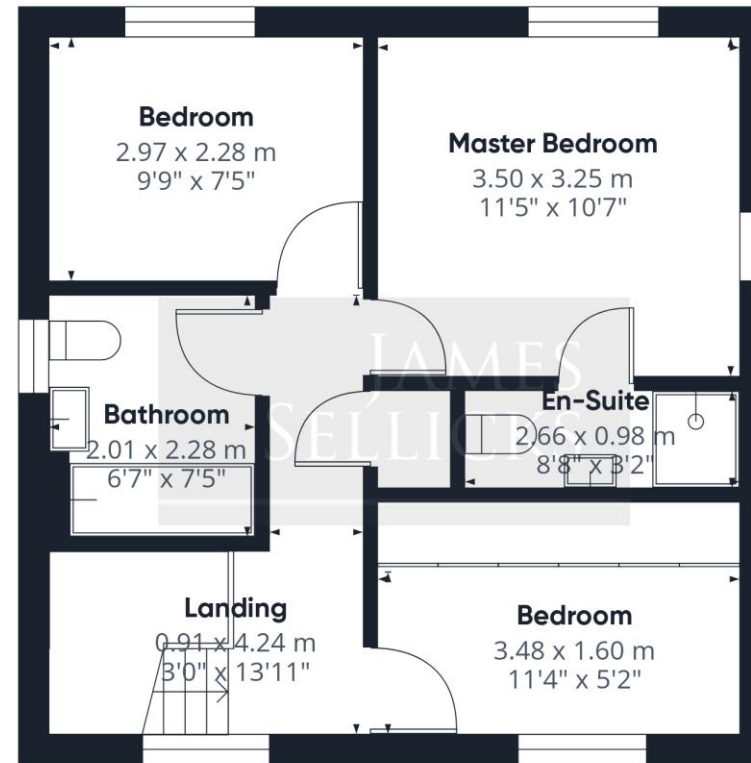








Floor 1



Floor 2

Approximate total area⁽¹⁾

82.9 m²

892 ft²

(1) Excluding balconies and terraces

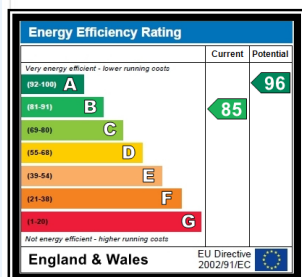
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

