



Worcester Avenue, Birstall, LE4

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£550,000



Key Features

- Four Well Proportioned Bedrooms (Main Bedroom With En-suite)
- Larger Than Normal Plot
- Highly Desirable Location Within Walking Distance to Watermead Country Park
- Tandem Garage & Tandem Carport
- Detached Brick Outbuilding
- Lounge Diner With Log Burner
- Full Length Kitchen Diner
- EPC rating TBC
- Freehold





GENEROUS PLOT! – Occupying a larger than normal plot in a peaceful location with a landscaped rear garden and Watermead Park beyond, fall in love with this contemporary double fronted four bedroom individually designed detached family home situated on the fringes of Birstall, offering convenient access to major road links. Benefiting from gas central heating and double glazing, the internal accommodation comprises in brief; entrance porch and hall, ground floor wc, lounge diner with log burner and modern kitchen diner. Upstairs you will find four well proportioned bedrooms (master with en-suite) and family bathroom. Outside there is parking with access to a covered tandem carport and brick built tandem garage. The rear garden has been lovingly landscaped and well thought out to provide lots of space for growing families to enjoy with lawn areas, private seating and entertaining areas. Viewing essential to appreciate the size style location and condition of the property available.

Ground Floor

Upon entry to the home you step into useful entrance porch providing the perfect space for your coats and shoes, with glazed doors leading through to the hallway offering a staircase rising to the first floor, useful storage cupboard and access to a ground floor WC. The larger than normal reception room is positioned around a feature log burner and enjoys the use of sliding doors to the rear garden. The full length kitchen diner is fitted with a modern range of wall mounted and base units with complementary roll edge surfaces and tiled splashbacks. Features include a built in microwave fan oven, five ring hob with hood above, inset sink and drainer and built in fridge freezer, washing machine and dishwasher (not currently working). Sliding doors open to the rear garden.

First Floor

Moving upstairs you will find four well proportioned

bedrooms, three of which are comfortable doubles. The master bedroom benefits from having built in wardrobes as well as a boiler room and access to it's own en-suite comprising a shower enclosure and wash hand basin, with a heated towel rail. Completing the first floor is the family bathroom fitted with a modern four piece suite comprising a bath, shower cubicle, wash hand basin and WC, with complementary tiling and heated towel rail. There is also access to the insulated loft via the landing.

Outside

A particular selling feature of the accommodation is the larger than average plot firstly being with a driveway providing off road parking and giving access to the tandem garage (measuring 9.66m x 2.72m) and carport (measuring 9.66m x 3.02m). There is also a front garden and pathway to the front door. To the rear is a particularly private garden beginning with a covered decking area adjacent to the accommodation ideal for outdoor entertaining and sitting. With a sweeping lawn, variety of plants and shrubbery, paved and gravelled areas, greenhouse, vegetable patch and detached brick outbuilding measuring 2.89m x 2.72m with power and lighting. There is also a detached outbuilding located to the far back.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood – Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right





mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a



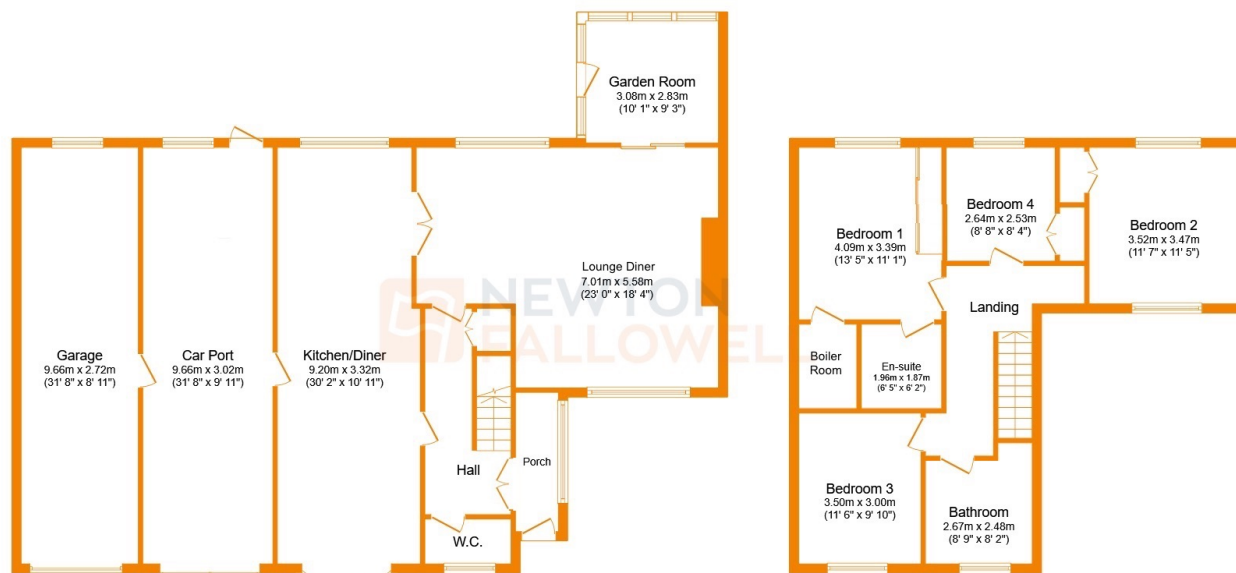
panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor

First Floor

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