



OFFERS OVER £284,200
BIRSTALL MEADOW ROAD, BIRSTALL



A stunning three/four-bedroom, two-bathroom mid-townhouse situated within the popular Taylor Wimpey development on the outskirts of Birstall village. This beautifully presented property, enhanced by the current owners, features a recently refitted kitchen and flexible accommodation spread over three floors, making it an ideal home for modern living.



Ground Floor:

The property opens into a welcoming entrance hall, with stairs leading to the first floor, a useful understairs storage cupboard, and a ground floor cloakroom featuring a white two-piece suite. A versatile additional room on this floor could serve as a study, snug, or a fourth bedroom, depending on your needs.

The heart of the home is the superb refitted living kitchen, which boasts a contemporary urban design with gloss eye and base level units, granite preparation surfaces, and a breakfast bar. Features include a polycarbonate one-and-a-quarter bowl sink with a Chef's mixer tap, metro tiled splashbacks, a Rangemaster professional oven with double oven and grill, a five-ring hob with a canopy extractor, an integrated wine cooler, plumbing for a washing machine, and space for a condenser dryer and dishwasher. The kitchen is further complemented by a Worcester wall-mounted boiler, spotlighting, tiled flooring, and French doors that lead to the rear decked entertaining area.





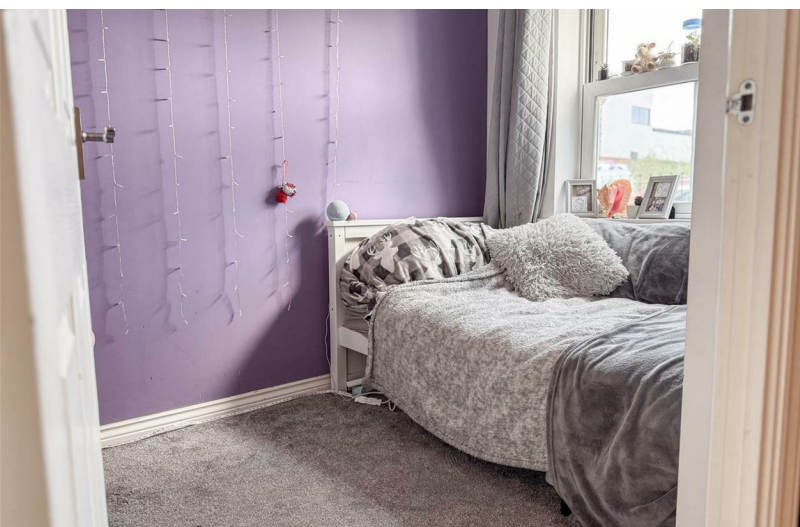
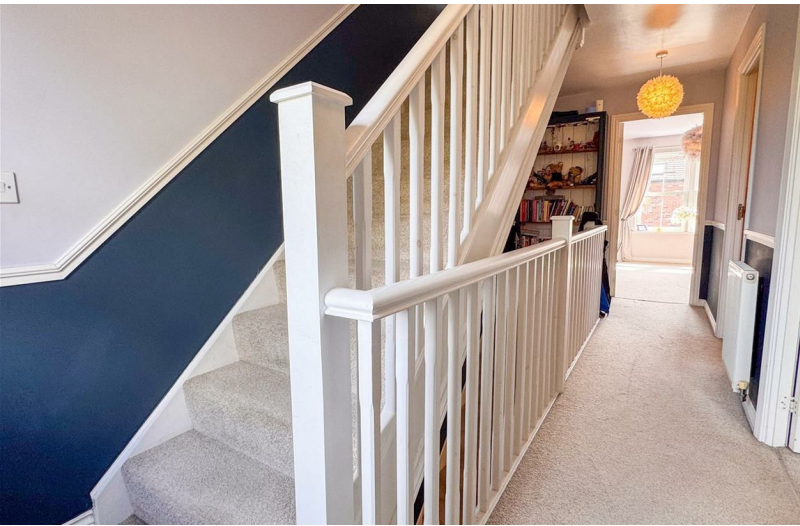


First Floor:

The first-floor landing provides access to a spacious sitting room with ample natural light, a generously sized third bedroom, and the family bathroom. The bathroom includes a white three-piece suite with a low flush WC, a pedestal wash hand basin, a panelled bath, tiled splashbacks, and wood laminate effect flooring.

Second Floor:

The second-floor landing leads to the master bedroom, which features a uPVC double-glazed window, built-in mirror-fronted wardrobes, and an en-suite bathroom. The en-suite includes a three-piece suite with an enclosed WC, pedestal wash hand basin, double shower enclosure, electric shaver point, and wood laminate effect flooring. The second bedroom benefits from a useful overstairs storage cupboard and a uPVC double-glazed window.







Outside

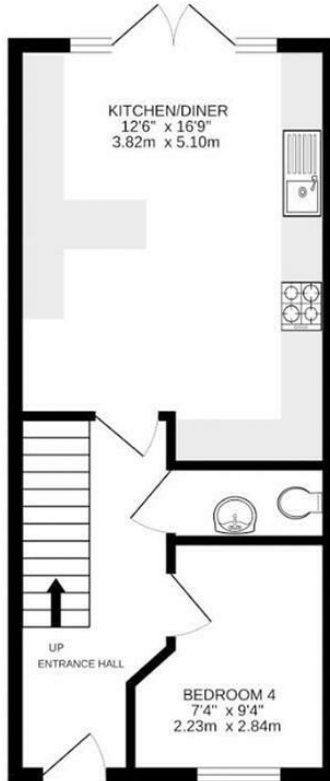
The front of the property features a granite chipped frontage with planted borders, enclosed by iron railings for added kerb appeal. The rear garden is designed for low-maintenance enjoyment, comprising a large decked seating area, an astroturf lawn, a timber shed, and gated access to a covered carport.

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

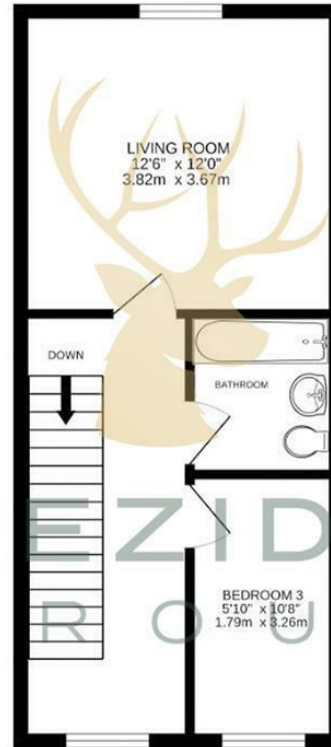




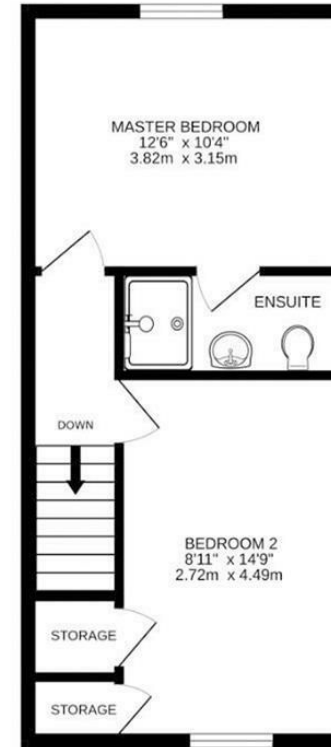
GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



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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