



# Blenheim Road | Birstall

Creightons Estate Agents are delighted to present this traditional three-bedroom semi-detached family home, ideally situated in the sought-after village of Birstall. Offering excellent scope for modernisation, the property presents a fantastic opportunity for buyers to create a bespoke family residence tailored to their needs. Conveniently located within walking distance of local amenities and well-regarded schools, it enjoys a prime position for everyday living. With outstanding potential for renovation, subject to the necessary consents, early viewing is highly recommended to avoid disappointment.

- **Semi-detached family home in the popular village of Birstall**
- **Three Bedrooms and refitted family shower room**
- **Driveway providing off road parking, leading to single garage**
- **Private, established rear garden**
- **Ideal for buyers to modernise and add their own touch**
- **Available with NO ONWARD CHAIN**
- **Early viewing highly recommended**

## LOCATION

Birstall, Leicestershire offers the perfect blend of village charm and suburban convenience, making it a popular choice for families and professionals alike. Just two miles north of Leicester city centre, it boasts excellent transport links, including a park-and-ride service, ideal for commuters. The area is known for its well-regarded schools, strong sense of community, and access to green spaces like Watermead Country Park, perfect for weekend walks and family outings. With a mix of period homes and modern developments, plus a thriving high street and local amenities, Birstall combines lifestyle appeal with practical living.







## GROUND FLOOR

The property is entered via a spacious and light-filled hallway, featuring a glass-panelled front door and side window. From here, there is access to the first floor via the staircase, as well as to the open-plan living accommodation on the ground floor. To the front of the property, the lounge offers a welcoming space with a glass-panelled wooden door, wood-effect laminate flooring, a feature fireplace, and neutral décor. This room seamlessly connects to the open-plan dining area, which enjoys matching flooring and double doors opening onto the rear garden, ideal for indoor-outdoor living and entertaining. The kitchen continues the open-plan layout and includes a breakfast bar, a window overlooking the rear garden, and a range of base and wall units. There is space for multiple appliances, and a rear door provides further access to the garden.

## FIRST FLOOR

The first-floor landing offers access to three bedrooms, a storage cupboard, and loft hatch. The primary bedroom, positioned to the front elevation, benefits from fitted wardrobes and a large window that floods the room with natural light. The second bedroom, a generous double located at the rear, features built-in storage cupboards and another large window. The third bedroom, also to the front, is a single. Completing the floor is a recently refitted, stylish shower room, finished with contemporary tiling and comprising a large walk-in shower, low-level WC, hand basin set within a built-in vanity unit, and a chrome heated towel rail.



## OUTSIDE

The front garden offers a welcoming first impression, predominantly laid to lawn and framed by a variety of mature plants and shrubs. A generous driveway provides ample off-road parking and leads to a single garage positioned at the rear of the property. Beyond this, the enclosed rear garden enjoys a private, leafy outlook and is again mainly laid to lawn, complemented by well-established trees, shrubs, and flower borders, ideal for relaxing or entertaining outdoors.



# Blenheim Road | Birstall| Leicestershire

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band C.



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)  
Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.  
Plan produced using PlanUp.

48 Blenheim Road, Birstall

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



