



**Wanlip Avenue, Birstall, Leicester, LE4 4JQ**

**Asking price £280,000**

**Freehold**

**Taylor's**

Est. 1992

Modern three-bedroom, semi-detached home

Recently modernised throughout

Off-road parking and garage

Enclosed and private rear garden

Three-piece bathroom suite

Available with no onward chain

Please contact Taylors to arrange your visit



### Property Description

<b>Reception room</b>	14'3" x 10'6" (4.36 x 3.21)
<b>Dining Area</b>	11'2" x 10'6" (3.42 x 3.21)
<b>Kitchen</b>	7'10" x 7'6" (2.41 x 2.31)
<b>Hallway</b>	13'8" x 7'6" (4.19 x 2.31)
<b>Master bedroom</b>	13'8" x 10'2" (4.18 x 3.10)
<b>Bedroom two</b>	11'9" x 10'2" (3.59 x 3.10)
<b>Bedroom three</b>	7'11" x 7'10" (2.42 x 2.39)
<b>Bathroom</b>	7'11" x 7'7" (2.42 x 2.32)



Modern three-bedroom home | Highly popular location | Enclosed and private rear garden | Off-road parking and garage | Available with no onward chain | Please contact Taylors to arrange your visit

Proudly presenting this recently refurbished three-bedroom semi-detached home in the welcoming neighbourhood of Birstall, available for £295,000. This property has been thoughtfully modernized to create a stylish and contemporary living space, perfect for families or professionals alike.

Upon entering, you are greeted by a bright and airy entrance hall that leads

seamlessly into a spacious living room. The living room features plush carpeting and large windows that flood the space with natural light, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the sleek and modern kitchen/diner, boasting high-gloss white cabinetry paired with warm wooden worktops and herringbone-patterned flooring. Integrated appliances and a large window overlooking the garden make this kitchen not just beautiful, but also functional.

Upstairs, the bedrooms offer a tranquil escape, each room finished with a fresh, neutral palette ready for personal

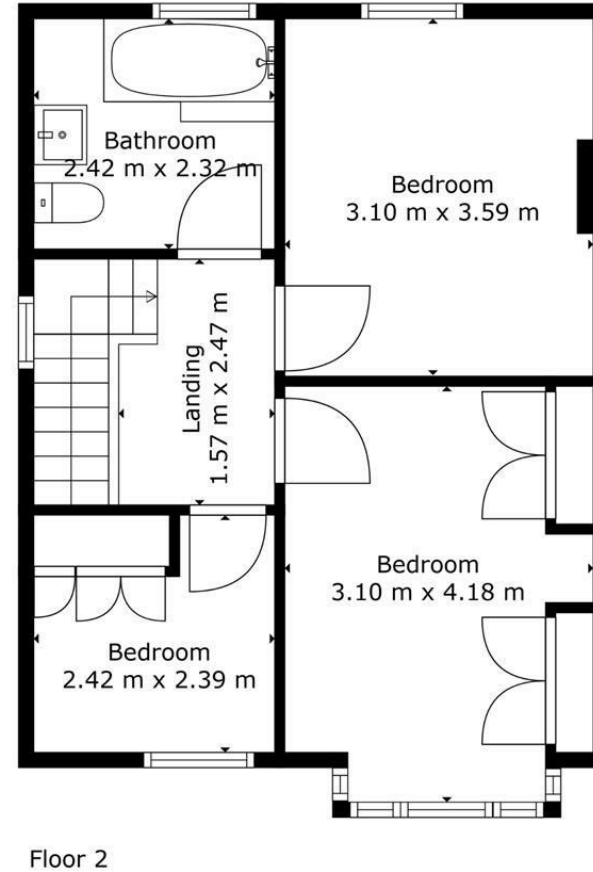
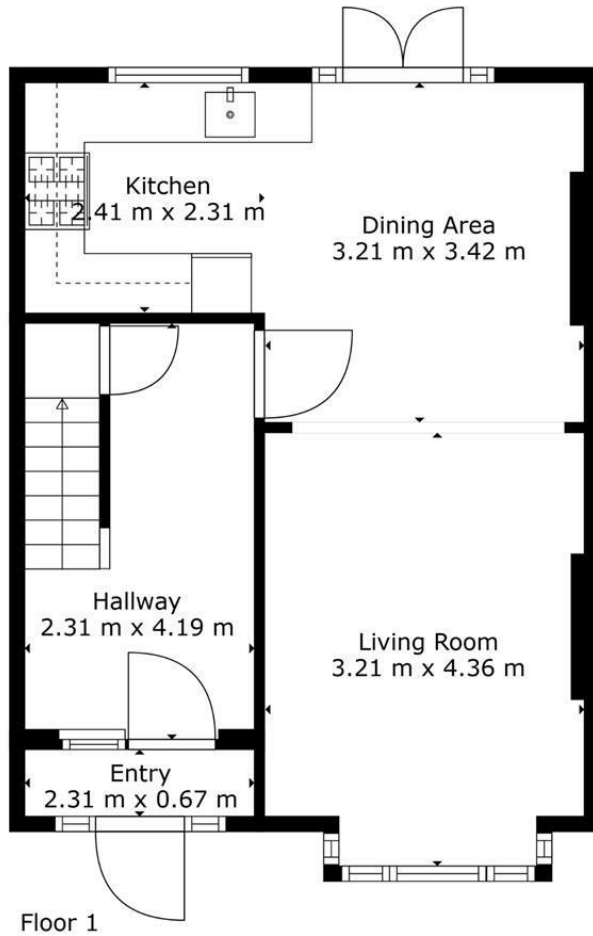
touches. The family bathroom echoes the home's modern aesthetic with chic grey tiling and a full-sized bath, ensuring a luxurious and relaxing experience.

Outside, the property doesn't disappoint with a generous rear garden that provides a blank canvas for the gardening enthusiast or a secure play area for children.

Located in a desirable area, this home benefits from proximity to local amenities, schools, and excellent transport links, making it a convenient choice for commuters. With its blend of modern comfort and convenience, this property is a true gem in Birstall's real estate market.







**TOTAL: 84 m<sup>2</sup>**  
 FLOOR 1: 43 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 2 m<sup>2</sup>

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.