



Connells

Kevin Wood Close
Birstall Leicester

Kevin Wood Close Birstall Leicester LE4 3EQ

for sale offers in excess of
£280,000



Property Description

Situated in the popular and family-friendly village of Birstall, enjoys a peaceful cul-de-sac location with excellent access to local amenities and transport links. This property is ideal for families, professionals, and retirees looking for a welcoming and well-connected community.

Birstall offers a wide range of amenities, including independent shops, supermarkets, cafes, and traditional pubs, all within easy reach. The nearby Watermead Country Park provides beautiful green spaces for walking, cycling, and wildlife spotting, making it perfect for outdoor enthusiasts. Leicester city centre is just a short drive or bus ride away, offering an extensive selection of retail, dining, and leisure options.

The property benefits from excellent transport connections. The A6 and A46 are close by, providing easy access to Leicester, Loughborough, and beyond, while regular bus services link Birstall to surrounding areas. For those commuting further afield, Leicester railway station and the nearby M1 motorway are conveniently accessible.

Families will appreciate the choice of highly regarded schools and nurseries in the area. The village also has a strong sense of community, with local events and recreational facilities adding to its appeal.

Combining suburban tranquillity with modern conveniences and outstanding connectivity, offers a superb opportunity for comfortable living in a desirable Leicestershire location.

Ground Floor

Hallway

Kitchen

6' 1" x 15' 9" (1.85m x 4.80m)

Lounge/Dining Room

12' 9" x 14' 6" (3.89m x 4.42m)

Cloakroom

First Floor

Bedroom 2

12' 9" x 12' 4" (3.89m x 3.76m)

Bedroom 3

6' 2" x 11' 1" (1.88m x 3.38m)

Shower Room

6' 7" x 5' 4" (2.01m x 1.63m)

Second Floor

Bedroom 1

12' 9" x 14' 6" (3.89m x 4.42m)

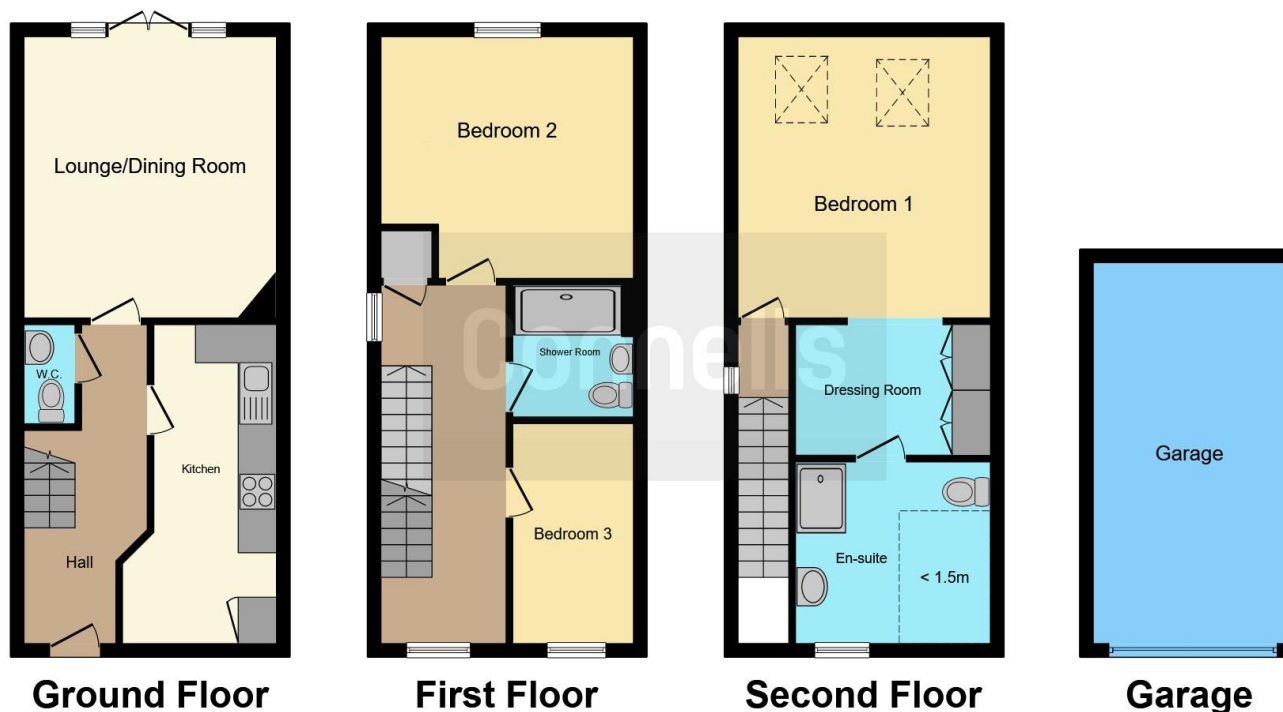
En-Suite

9' 2" x 9' 3" (2.79m x 2.82m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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