



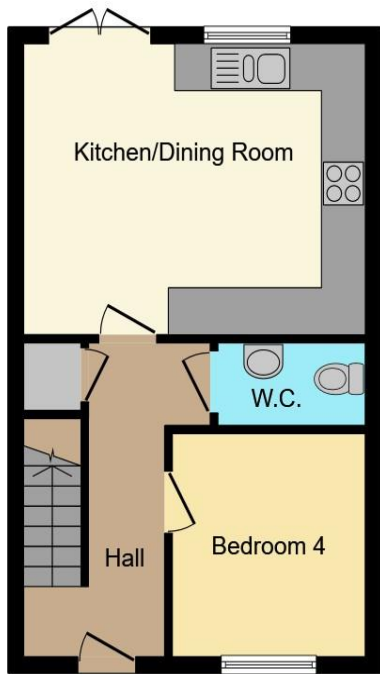
Palmer Square, Birstall Leicester LE4 3LN

welcome to

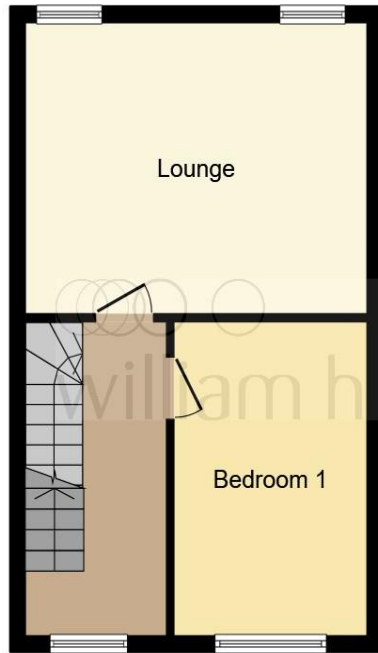
Palmer Square, Birstall Leicester

Nestled in the newly developed Hallam Fields area of Birstall, this captivating four-bedroom end townhouse is a testament to modern living. Impeccably constructed to superior standards, the residence boasts spaciousness throughout, offering comfort for a family. Call William H Brown now to view.

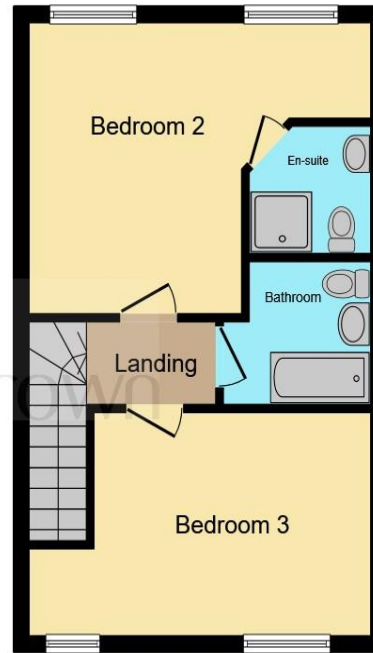




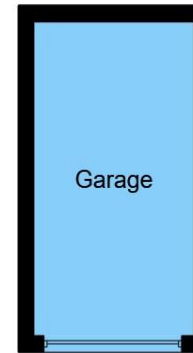
Ground Floor



First Floor



Second Floor



Garage

Entrance Hall

Cloakroom

Bedroom Four

6' 4" min x 7' 2" min (1.93m min x 2.18m min)

Kitchen

15' 3" x 11' 11" (4.65m x 3.63m)

First Floor Landing

Lounge

12' 1" x 15' 4" (3.68m x 4.67m)

Bedroom One

8' 7" x 13' 3" (2.62m x 4.04m)

Second Floor Landing

Bedroom Two

12' 2" x 13' 3" (3.71m x 4.04m)

En-Suite

Bedroom Three

13' 5" x 8' (4.09m x 2.44m)

Bathroom

Garage

Rear Of Property

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Palmer Square, Birstall Leicester

- WELL PRESENTED THREE-STOREY MID-TOWNHOUSE
- FOUR BEDROOMS ONE WITH EN SUITE FACILITIES
- POPULAR NEW DEVELOPMENT IN BIRSTALL,
- DOWNSTAIRS WC
- GARAGE

Tenure: Freehold EPC Rating: B

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS117917



Property Ref:
LHS117917 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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