



**Poplar Avenue, Birstall Leicester LE4 3DU**



**welcome to**

**Poplar Avenue, Birstall Leicester**

A three bedroom semi detached property offering an entrance hall, lounge, dining room, kitchen, three bedrooms, a bathroom and separate WC. The property benefits from a garage, off road parking and a rear garden. The property is in need of renovation and is offered for sale with no upper chain.



**Entrance Hall**

Door to the front.

**Lounge**

11' 7" x 11' 6" ( 3.53m x 3.51m )

Double glazed bay window to the front and radiator.

**Dining Room**

14' 1" x 11' 1" ( 4.29m x 3.38m )

Double doors leading to the garden and radiator.

**Kitchen**

10' 3" x 6' 3" ( 3.12m x 1.91m )

With storage cupboards, pantry, sink drainer unit and space for appliances. Window to the rear and door to the side.

**First Floor Landing**

With stairs rising from the ground floor.

**Bedroom One**

13' 6" x 11' ( 4.11m x 3.35m )

Double glazed window to the rear and radiator.

**Bedroom Two**

12' 4" x 9' 11" ( 3.76m x 3.02m )

Double glazed bay window to the front and radiator.

**Bedroom Three**

8' 8" x 6' 6" ( 2.64m x 1.98m )

Double glazed window to the front and radiator.

**Bathroom**

Double glazed window to the rear, bath and hand wash basin.

**Separate W C**

With WC.

**Garage**

14' 5" x 7' 3" ( 4.39m x 2.21m )

**Front & Rear Of Property**

To the front of the property is a driveway leading to the garage. To the rear of the property is a fair sized garden.

**Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## **Poplar Avenue, Birstall Leicester**

- Semi Detached
- Three Bedrooms
- Garage
- In Need of Renovation
- No Upper Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119570 - 0004

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.

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