



## Birkenshaw Road, Off Groby Road

Offers Over £300,000

Located just Off Groby Road is this CHAIN FREE three bedroom link-detached home that benefits from a CORNER PLOT. Parking is available via a driveway providing off road parking and a GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Entrance Porch**

With double glazed windows to the front and side elevation, double glazed front door, carpet floor.

### **Entrance Hall**

With double glazed window and door to the front elevation, stairs to first floor, under stairs storage cupboard, laminate floor, radiator.

### **Kitchen** 12' 11" x 9' 3" (3.94m x 2.82m)

With double glazed bay window to the front elevation, bi-folding doors to dining room, wall and base units with work surface over, part tiled walls, laminate floor, plumbing for washing machine, one and a half bowl sink and drainer, cooker point, extractor fan, space for fridge freezer, cupboard housing gas boiler.

### **Dining Room** 8' 11" x 8' 11" (2.72m x 2.72m)

With double glazed window to the side elevation, double glazed door to the rear garden, laminate floor.



**Lounge** 15' 11" x 10' 9" (4.85m x 3.28m)

With double glazed window to the rear elevation, double glazed sliding patio doors to the side elevation, fireplace (capped off), surround and hearth, carpet floor, radiator.

**Conservatory** 10' 2" x 8' 11" (3.10m x 2.72m)

A double glazed conservatory with doors to rear garden, laminate floor.

**First Floor Landing**

With carpet floor, loft access, airing cupboard.

**Bedroom One** 11' 2" x 9' 2" (3.40m x 2.79m)

With double glazed window to the front elevation, built-in wardrobes, carpet floor, radiator.

**Bedroom Two** 10' 9" x 9' 3" (3.28m x 2.82m)

With double glazed window to the rear elevation, carpet floor, radiator.

**Bedroom Three** 7' 6" x 6' 4" (2.29m x 1.93m)

With double glazed window to the rear elevation, laminate floor, radiator.

**Shower Room** 6' 4" x 5' 6" (1.93m x 1.68m)

With double glazed window to the front elevation, wash hand basin with storage under and drawers, low-level WC, shower cubicle, vinyl floor, radiator.

**Front Garden**

With paved pathway, shrubs, gate to rear garden.

**Rear Garden**

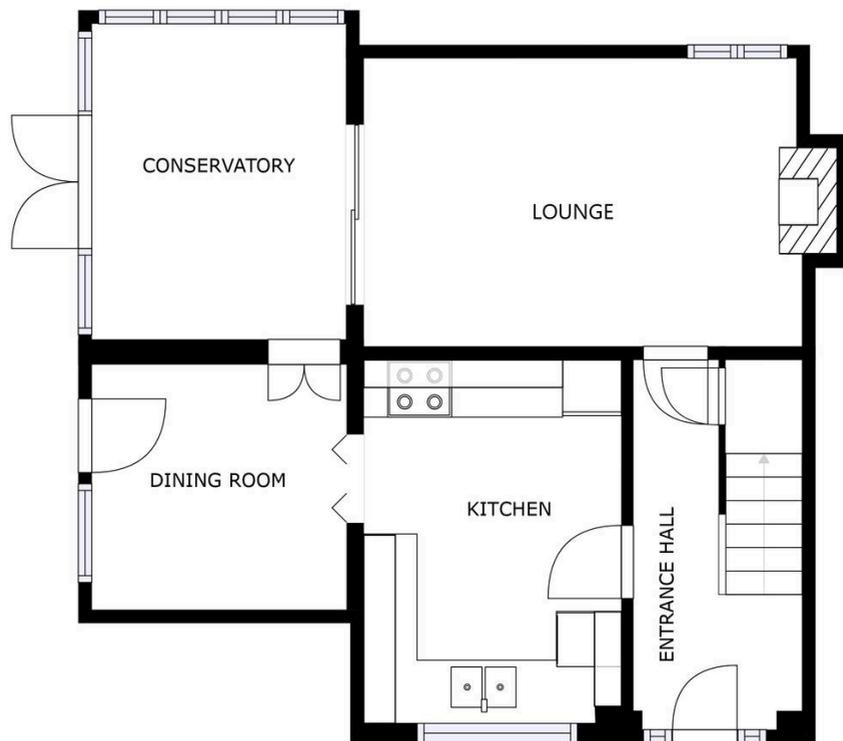
With paved patio area, steps, lawn, flowerbeds and shrubs, further patio area, greenhouse, shed, fencing to perimeter, rear access to the garage.

**Driveway**

1 Vehicle

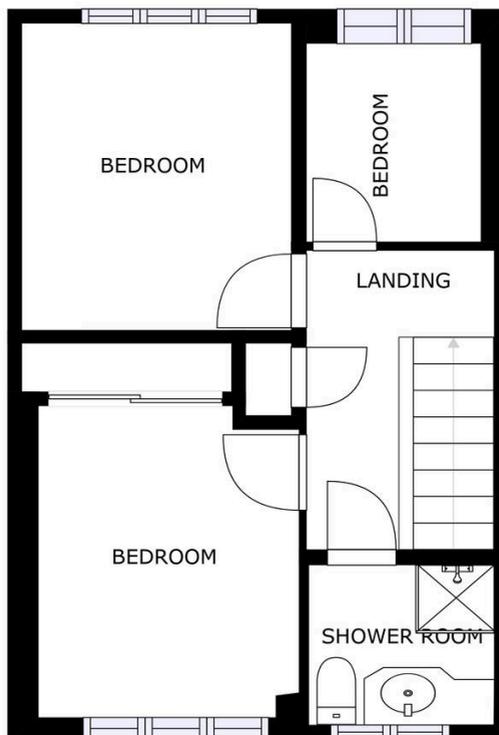
**Garage** 10.36m x 2.13m.

Please note that parking within the garage is subject to vehicle size. Prospective tenants should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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