

JAMES SELICKS

4 HALLAM FIELDS ROAD

BIRSTALL
LEICESTERSHIRE
LE4 3LH

OFFERS OVER: £300,000



An attractive, three bedroom, two bathroom end-townhouse with a conservatory and single garage, located on the edge of Birstall village and offered with NO UPWARD CHAIN.

Entrance hall • cloakroom • dining kitchen • sitting room • master bedroom • en-suite shower room • two further bedrooms • family bathroom • smart frontage • low maintenance lawned rear garden • single garage • EPC - C

Location

Birstall offers a good range of amenities including popular schooling, shopping, post office, public house and church. There are many country walks and beauty spots within easy reach including nearby Watermead Park and Bradgate Park.

Accommodation

A uPVC front door leads into a spacious hallway housing a convenient ground floor cloakroom with a two-piece suite, and the stairs to the first floor with a useful cupboard beneath. The dining kitchen is a bright space with tiled flooring throughout, fitted with a good range of white eye and base level units and drawers complemented by ample wood-effect preparation surfaces with tiled splashbacks and a one and a half bowl sink and drainer unit with a mixer tap and window above. Integrated appliances include a stainless steel oven with a Bosch induction hob and extractor unit above, a Zanussi washing machine, Lamona dishwasher and Indesit fridge and freezer. The sitting room is well proportioned and features a stone fireplace with an inset gas living flame effect fire, marble hearth and back, creating a focal point. This space flows through French doors into a lovely brick and uPVC conservatory with fitted blinds and French doors, enjoying pleasant views over the garden.

The first floor landing houses the airing cupboard, an additional overstairs storage cupboard and provides loft access. The master bedroom is located to the rear, with a good range of built-in wardrobes, a window overlooking the garden and an en-suite providing a low flush WC, pedestal wash hand basin and a tiled shower enclosure, with a heated towel rail and part tiled walls. Bedroom two is also a double, with a window to the front and a fitted wardrobe. Bedroom three has a window to the rear. The family bathroom is fitted with a three piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC, an opaque glazed window, heated towel rail and part tiled walls.

Outside

The property is approached via a smart, walled frontage with wrought iron railings and a personal gate, leading to a small stone seating area that creates an attractive first impression. The enclosed rear garden is compact and easy to maintain, with a small patio area leading to a predominantly lawned space bordered by attractive shrubs. A personal gate leads to a parking space and single garage with an up and over door, power and lighting (vehicular access is via an archway to the back of the property).

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Charnwood Borough Council, **Tax Band:** C

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

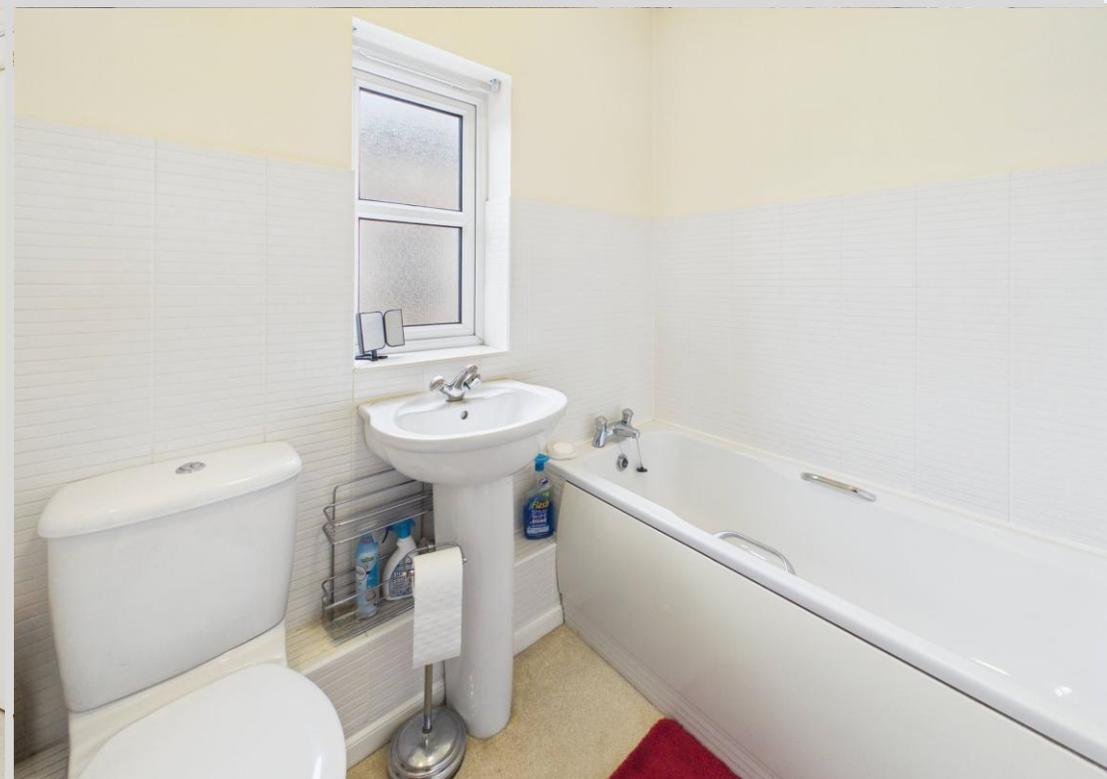
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.





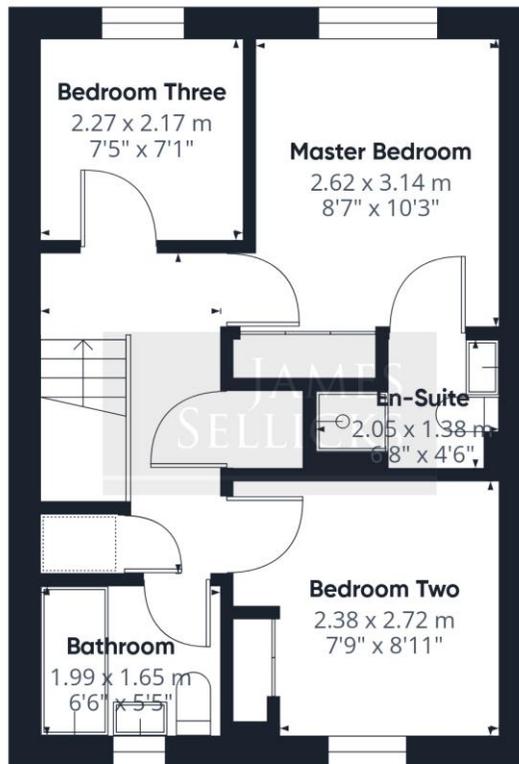








Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

97.3 m²
1046 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

