

JAMES SELICKS

45 BEECHFIELD AVENUE

BIRSTALL
LEICESTERSHIRE
LE4 4DB

GUIDE PRICE £325,000



A spacious, detached chalet-style home offering flexible accommodation arranged over two floors, with four bedrooms, a generous open-plan living space and tiered rear gardens. The property is offered for sale with no upward chain.

Entrance hall • ground floor shower room • bedroom four/study • sitting room • dining room • kitchen • garden room • converted former garage • store room • eaves storage • master bedroom • spacious inner hall/study area • two further bedrooms • family bathroom • driveway • covered storage area • tiered rear gardens • timber shed • EPC - D

Accommodation

A uPVC and part glazed front door opens into an entrance hall which houses the staircase to the first floor with an understairs storage cupboard beneath. A useful ground floor shower room provides a three-piece suite comprising a low flush WC, a wash hand basin on a vanity unit with storage beneath and a large shower enclosure with fixed, drench and personal shower heads. There is also a chrome heated towel rail.

The spacious sitting room has a window to the front elevation, laminate wood effect flooring and features a tiled fireplace with an inset cast-iron log burner with fitted cupboards and shelving to the chimney breast recesses. Bedroom four is situated on the ground floor, offering excellent flexibility for use as a bedroom, home office or additional reception room.

The kitchen has attractive parquet style flooring throughout and is fitted with a range of eye and base level units, complemented by ample preparation surfaces and a white inset sink with mixer tap and window over. Appliances include an electric oven, halogen hob and stainless-steel canopy extractor, with plumbing for a washing machine and space for a slimline dishwasher. An archway and step up leads into a dining area with further built-in storage.

Double doors lead from the kitchen into a garden room with tiled flooring and double doors opening onto the rear garden. The converted former garage is also accessed from here, providing additional accommodation, together with a storeroom to the rear.

The first-floor landing has access to eaves storage and leads to the master bedroom, with a window to the front and a good range of built-in wardrobes. A spacious inner landing/study area provides access to two further bedrooms with windows overlooking the rear garden, and the family bathroom, fitted with a white four piece suite comprising a low flush WC, wash hand basin, a panelled bath and separate shower enclosure.

Outside

To the front of the property is a driveway providing ample off street car standing. Secure gated access leads to a useful covered storage area and provides access to the front entrance. To the rear are pleasant, tiered gardens arranged with decked and artificial-lawn seating areas, a covered seating area and a timber garden shed.







Location

The village of Birstall lies approximately two miles north of Leicester city centre and offers a wide range of local shopping facilities, popular local schooling and sporting facilities and provides good access to the A46 western bypass linking up to junction 21 of the M1 motorway and Fosse Retail Park.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Charnwood Borough Council

Tax Band: D

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

Broadband delivered to the property: Fibre, speed 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.

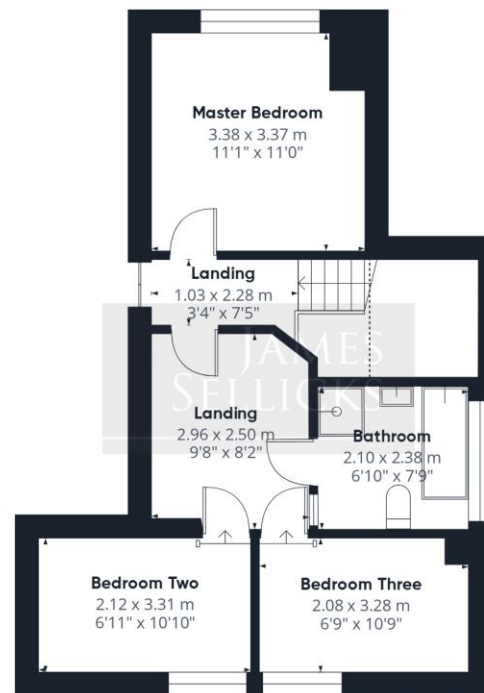
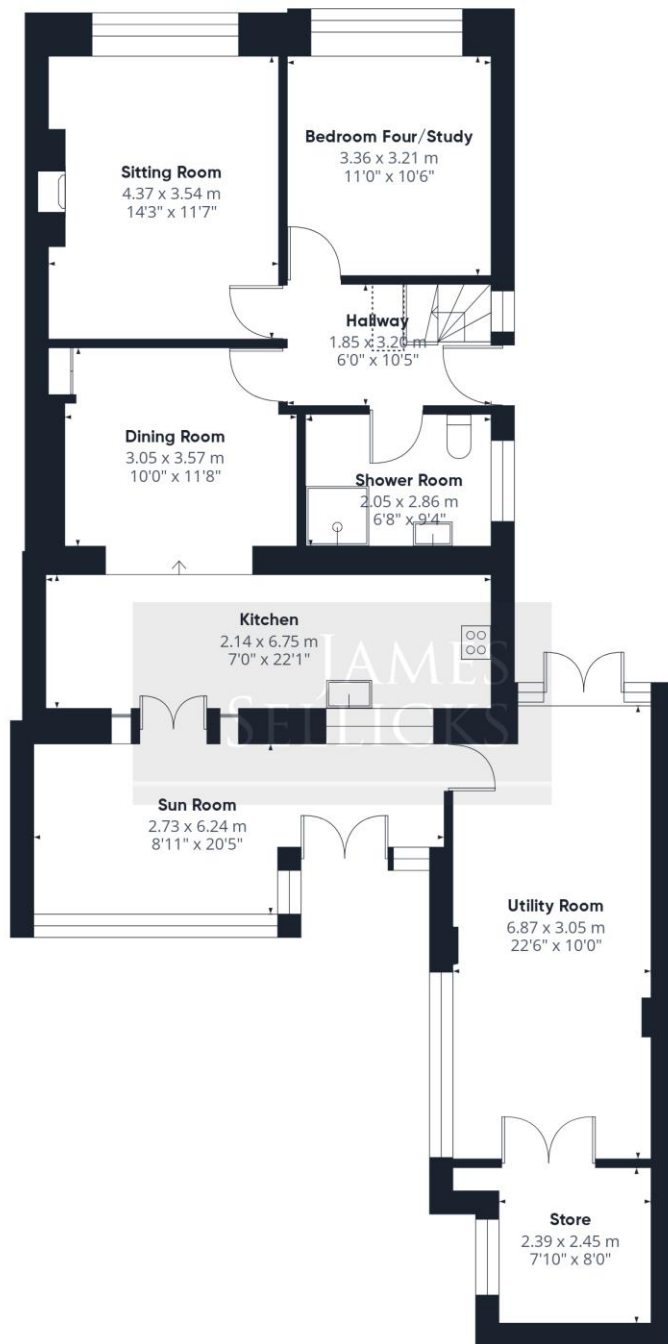
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.









Floor 2

Approximate total area⁽¹⁾

145.1 m²

1561 ft²

Reduced headroom

0.4 m²

5 ft²

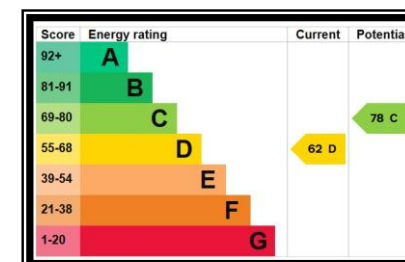
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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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.

