



39 Birkenshaw Road, Leicester

Offers Over **£200,000**



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Leicester

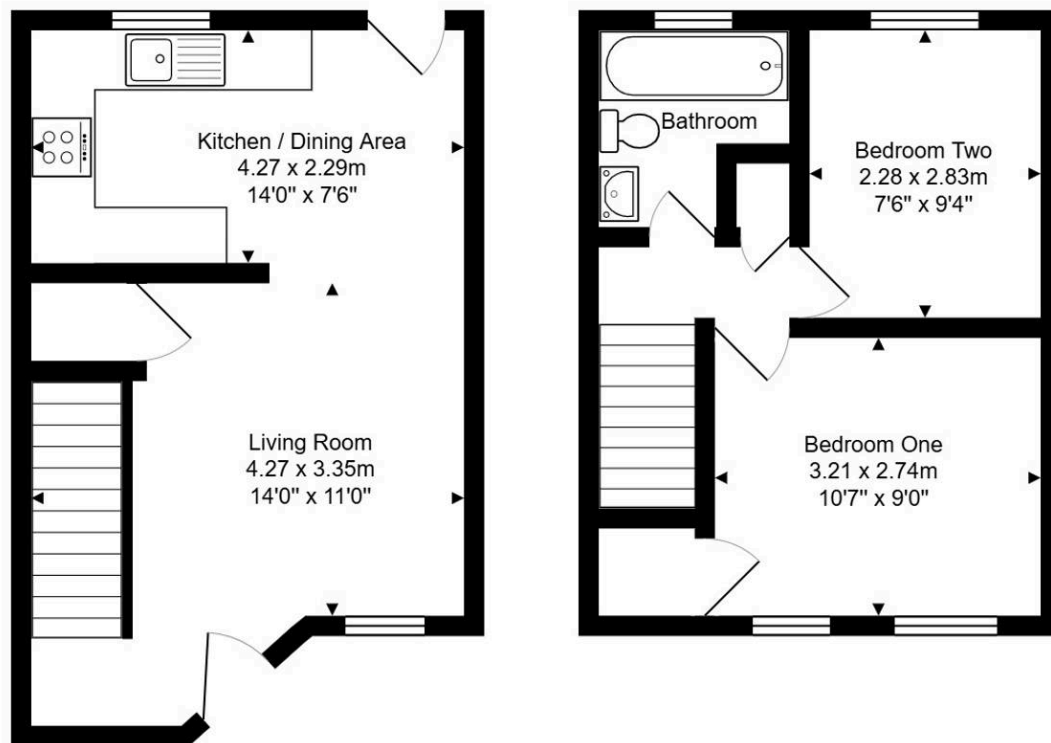
**** CALL TO VIEW **** LOCATION LOCATION being close to GROBY ROAD and GLENFIELD HOSPITAL, NICE home to LIVE in or BUY to let out **** GOOD** sized rear GARDEN **** OFF ROAD PARKING **** RENOVATED KITCHEN units * Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A two bedroom semi-detached house
- Living room has an outlook to the front of a small grassed area and off road parking
- Kitchen/ dining area, having access to the good sized rear garden
- The landing area has access to a bathroom, two bedrooms and cupboard
- The main bedroom benefits from an over the stairs cupboard whilst the second bedroom has views of the rear garden
- This semi detached house could be bought as a home to live in, your first time home purchase or a buy to let out
- Could have the potential to extend in the future, however all subject to obtaining planning permission and building regulations approval
- Maybe you might move into this home and then, with a view to putting your own mark on it eventually to truly make it your own
- Having excellent access to Groby Road (A50), a park, bus stop, primary and secondary schooling



All measurements, floor areas, openings and orientations are approximate and for display purposes only. They should not be relied upon and do not form as any part of agreement. All parties must rely on their own inspections and no liability is taken for any errors.

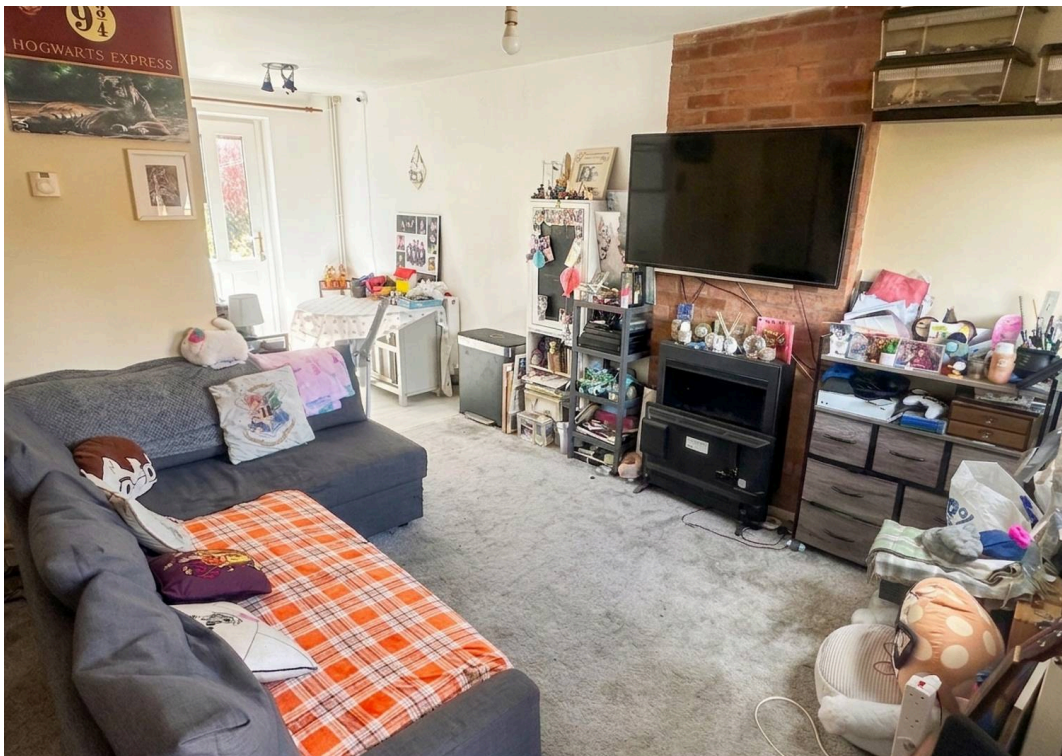
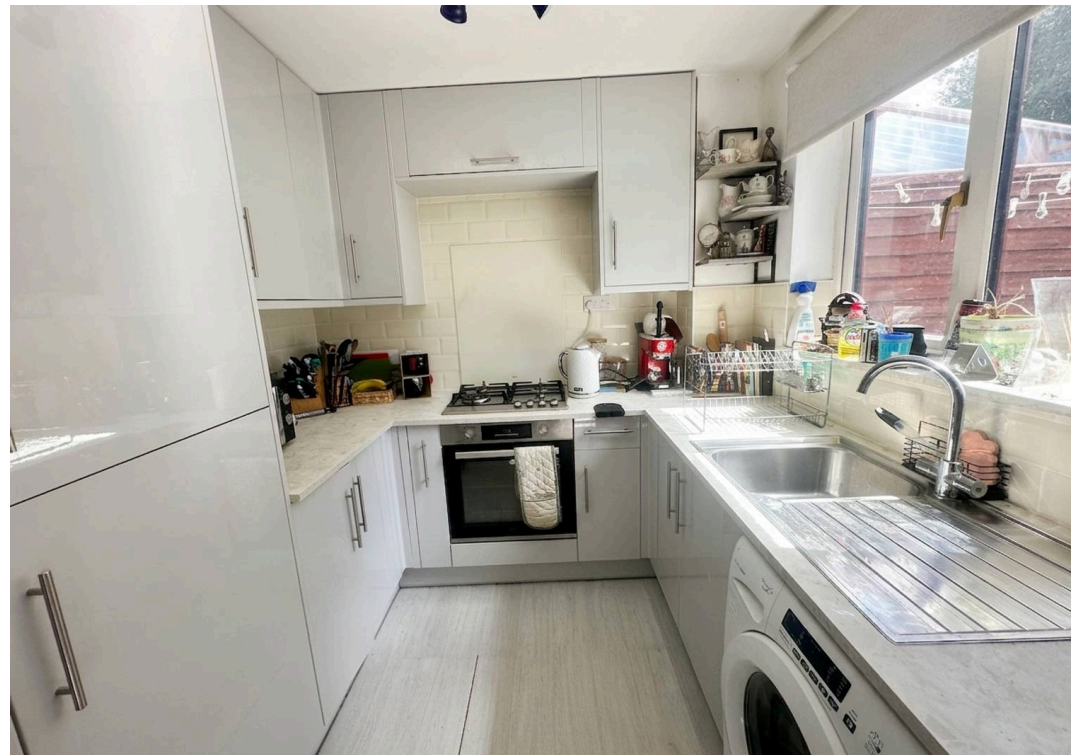
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**** CALL TO ARRANGE A VIEWING -** This two bedroom semi-detached house presents an excellent opportunity for someone looking for a house to make their home or those seeking a buy to let out. The property is well positioned with a living room that enjoys an outlook over a small grassed area, as well as views of the off road parking at the front. The kitchen/ dining area offer a practical space for every-day living and provide direct access to the good sized rear garden, making it ideal for entertaining or relaxing. Upstairs, the landing leads to a bathroom, two bedrooms, and a useful storage cupboard. The main bedroom features an over the stairs cupboard, adding valuable storage space, while the second bedroom overlooks the rear garden. The house offers the potential for future extension (subject to obtaining the necessary planning permission and building regulations being approved), allowing you to adapt the space to suit your needs. With excellent access to Groby Road (A50), local parks, bus stops, and both primary and secondary schools, this home is conveniently situated for a wide range of amenities. Whether you are looking to move in and eventually put your own stamp on the property, or are searching for a buy to let out, this semi-detached house could be the perfect choice.

The outside space is a real highlight, offering plenty of scope for transformation and personalisation. To the rear, there is a patio area and a potential lawn area, which if you choose to in the future could be beautifully landscaped to create your ideal outdoor retreat. The garden is generous in size and provides ample space for children to play, gardening projects, or summer gatherings. There is also a side space, which offers further potential for extension (subject to obtaining planning permission and building regulations approval), or could simply be used for additional storage or as a seating area. The front of the property benefits from off road parking, and the small grassed area adds a welcoming touch. Overall, the outside space offers a wonderful future opportunity to create an attractive and functional garden, tailored to your own tastes and requirements. This house is a must see for anyone seeking potential.









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