



Smiths
your property experts

Curzon Avenue

Birstall

- Magnificent 1930s semi-detached home
- Set on one of Birstall's most desirable roads
- Beautiful breakfast kitchen, and a useful pantry
- Generous dining/living room with direct garden access
- Four good-sized bedrooms and a bathroom
- Spacious plot with lovely westerly facing gardens
- Large driveway, a single garage and a summer house
- Within walking distance of the village centre

General Description

Smiths Property Experts are delighted to offer this magnificent 1930's home, set in the heart of Birstall and enjoying a delightful plot with a westerly facing garden.

Boasting four good-sized bedrooms, a fitted breakfast kitchen, and a glorious garden complete with an air raid shelter. A rare visitor to the market, this home offers a blend of character, convenience and spacious living and demands an internal inspection to truly appreciate what is on offer.







The Property

This wonderful home is offered for sale in immaculate decorative order benefitting from UPVC double glazing and gas central heating. The accommodation is entered into the reception hallway, which has a useful understairs cloak cupboard. The reception room is split into clearly defined spaces, with a light-filled dining area and a spacious living area that enjoys access to the garden via French doors, as well as having a feature gas fireplace.

The breakfast kitchen has a range of fitted units and granite worktops, including an integrated oven, a combi microwave and a warming drawer, a dishwasher and a fridge. The rear lobby gives way to a ground-floor WC and a pantry store which boasts a freezer.

The first-floor landing leads to four good-sized bedrooms, a spacious main bathroom and a separate WC. The generous loft is partially boarded and, with the relevant planning consents, lends itself to a conversion for further bedrooms if desired.

The Outside

The property occupies a fabulous plot, well set back from the road on Curzon Avenue, with a driveway and access to the garage with an electric roller door. There is side access to the rear garden, which is westerly facing to make the most of the afternoon sun.

A generous patio terrace and a shaped lawn that is bordered with well-stocked and established flower beds. There is a summer house with power and light, and a brick air raid shelter, which is currently used as a store.







The Location

Occupying a sought-after position on one of Birstall's most desirable roads and within easy walking distance of the village centre. Birstall is a well-regarded residential location, just three miles from Leicester city centre to the South and three miles from the beautiful Charnwood Forest to the North. The commuter links to Nottingham, Birmingham, and Loughborough are excellent via the nearby A6/A46 road network, and there are excellent schooling options nearby. A bustling high street provides a full array of services.

Property Information

EPC Rating: D.

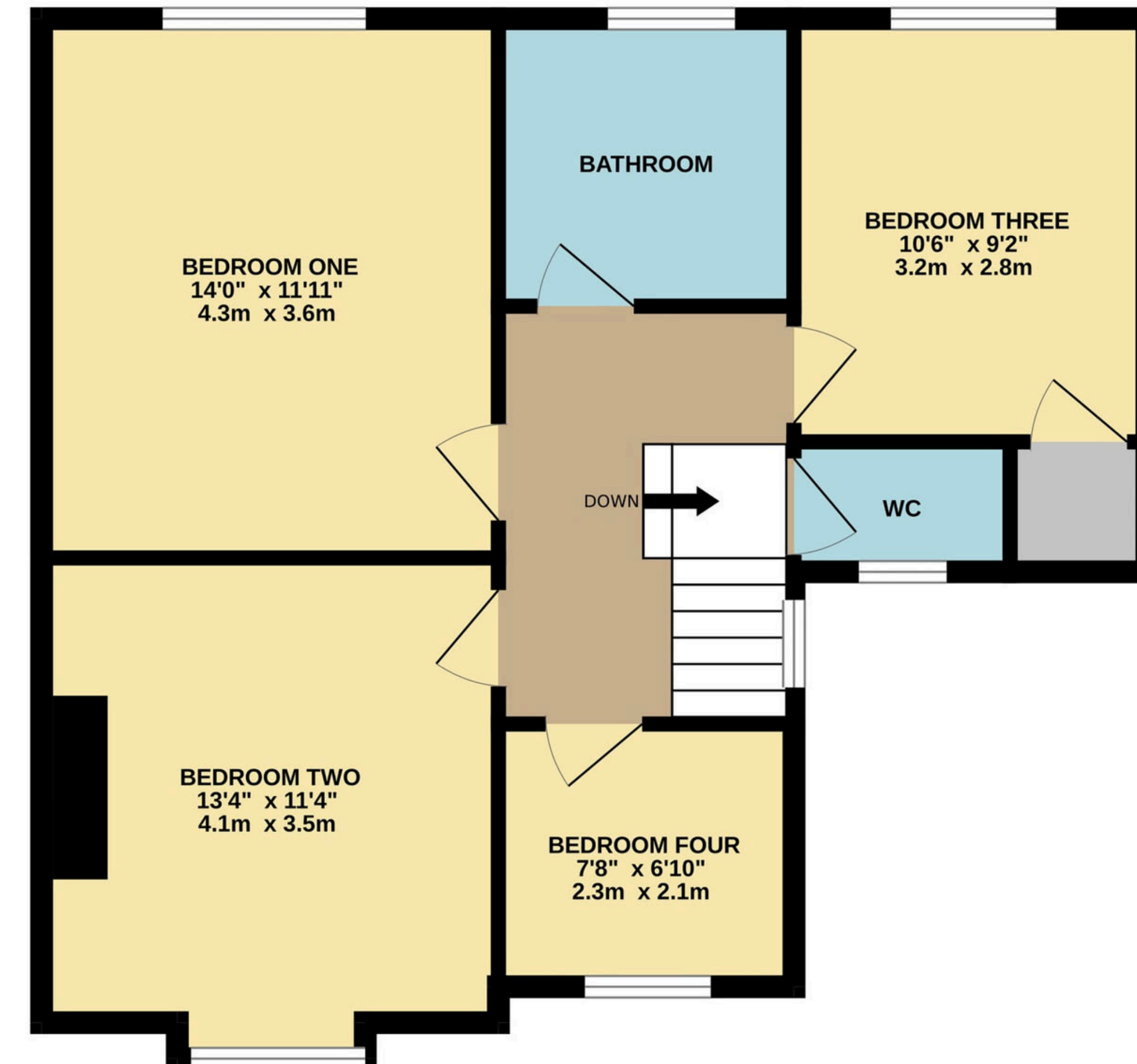
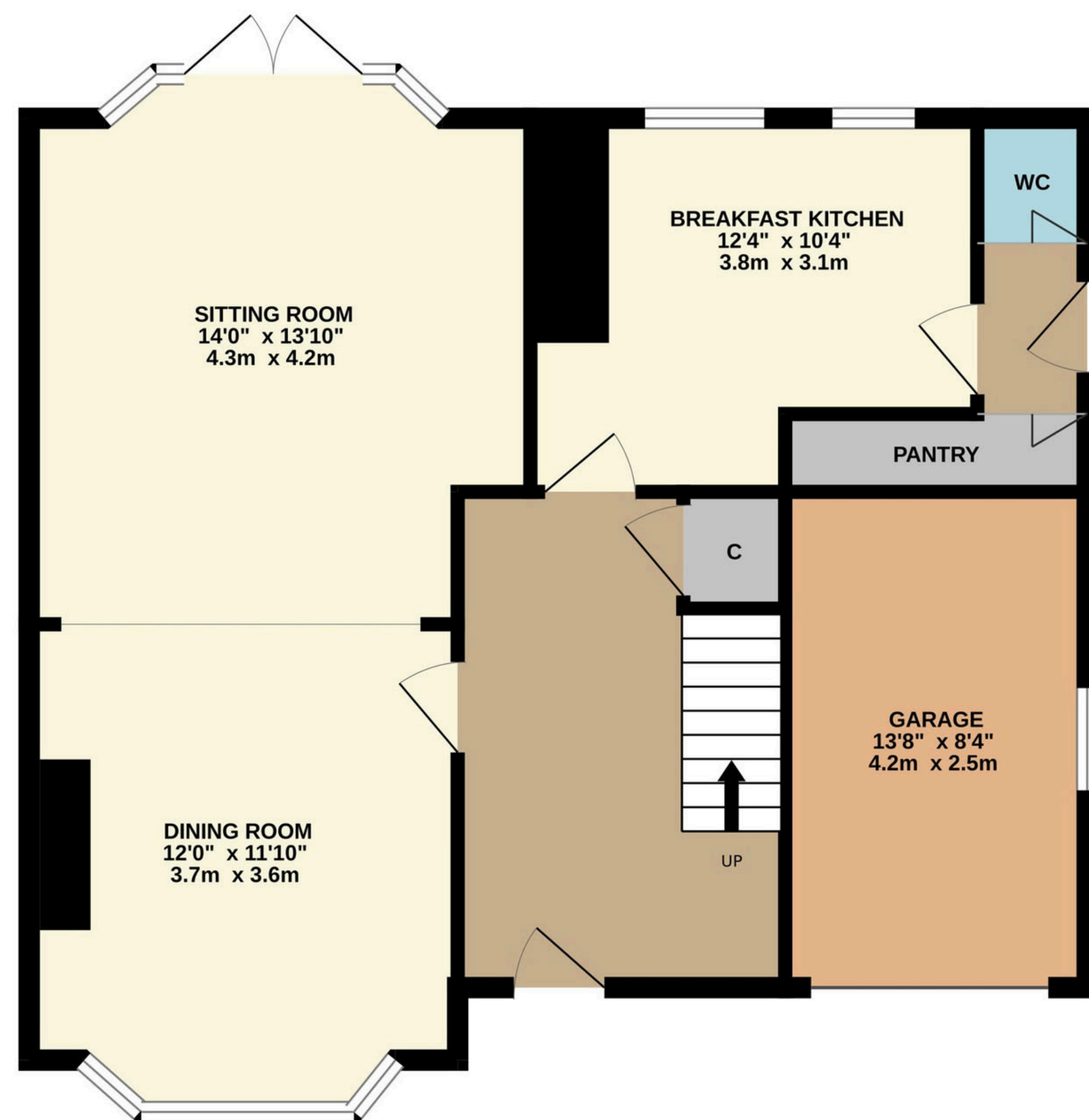
Council Tax Band: E.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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