

JAMES
SELICKS

6 PARK ROAD

BIRSTALL
LEICESTERSHIRE
LE4 3AU

GUIDE PRICE £525,000



A beautifully presented, four-bedroom semi-detached family home situated on the sought-after Park Road in Birstall. Meticulously maintained and thoughtfully modernised by the current owners, the property retains a wealth of its original Victorian charm while offering stylish and practical living accommodation throughout.

Porch • entrance hallway • living room • open-plan living/dining kitchen • utility room • cloakroom • three first floor bedrooms • bathroom • second floor master bedroom • driveway • landscaped rear garden • EPC - D

Location

Birstall lies north of the city providing particularly good access to the professional quarters, shopping facilities and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, Parish Church, popular pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and Fosse Retail Park.

Accommodation

A porch opens into a spacious entrance hall with engineered oak flooring, housing the stairs to the first floor and a generous understairs storage area beneath. To the front of the property is an elegant living room, centred around a charming log burner with brick-built surround. A bay window with shutters provides plenty of natural light, while original picture rails and decorative coving enhance the character of the room.

To the rear lies the heart of this home, a superb open-plan living, dining and kitchen space, creating an ideal setting for modern family living. Engineered oak flooring continues throughout, with underfloor heating to the dining area. The kitchen boasts a good range of eye and base level units and drawers, complemented by solid wood preparation surfaces. Integrated Neff appliances include a dishwasher, fridge and extractor fan, with plumbing in place for a gas hob and electric oven. There is also a separate filtered water tap alongside the main sink and a useful additional storage cupboard. The dining area enjoys two windows overlooking the garden, while the living area features a further log burner with brick-built surround, picture rails and coving. Bi-fold doors open directly onto a terraced area and the rear garden beyond. A practical utility area provides space and plumbing for a washing machine and dryer, space for an additional fridge-freezer, a further sink with worktop, and access to a ground floor cloakroom with WC and wash hand basin.

The first floor landing continues the character of the home with a dado rail and decorative coving and houses the stairs to the second floor. Bedroom two located to the front is a spacious and elegant room, featuring a bay window with shutters, beautiful coving and a generous dressing area, which offers potential to create an en-suite (subject to the necessary plumbing and consents). Bedroom three is a well-proportioned double room overlooking the rear garden. Bedroom four benefits from fitted storage and has a window to the rear. The family bathroom has been stylishly appointed and comprises a panelled bath, a separate double shower, wash hand basin with storage beneath, a WC and chrome heated towel rail, finished with contemporary wall tiling and recessed shelving.

The second floor has been converted to create an impressive master bedroom. This spacious double room enjoys a rear dormer window, two Velux windows, fitted wardrobes, additional storage and a useful dressing area.







Outside

The property is set behind a part-walled frontage with off-road parking for two vehicles. A large double gate provides convenient access to the rear garden which has been beautifully landscaped and offers a wonderful space for both relaxing and entertaining. A generous decked seating area leads down to a lawn with mature planted borders. There is also a brick-built outbuilding and an additional shed, both benefiting from power and lighting.

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: TBC

Construction: TBC

Wayleaves, Rights of Way & Covenants: TBC

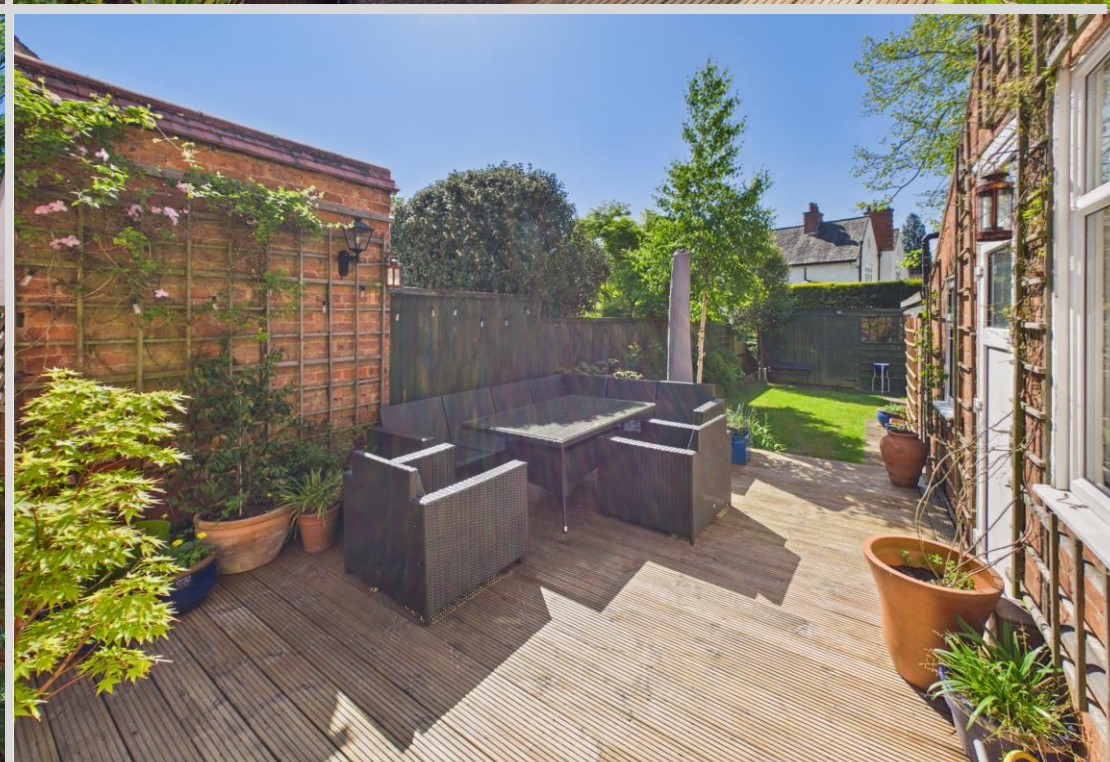
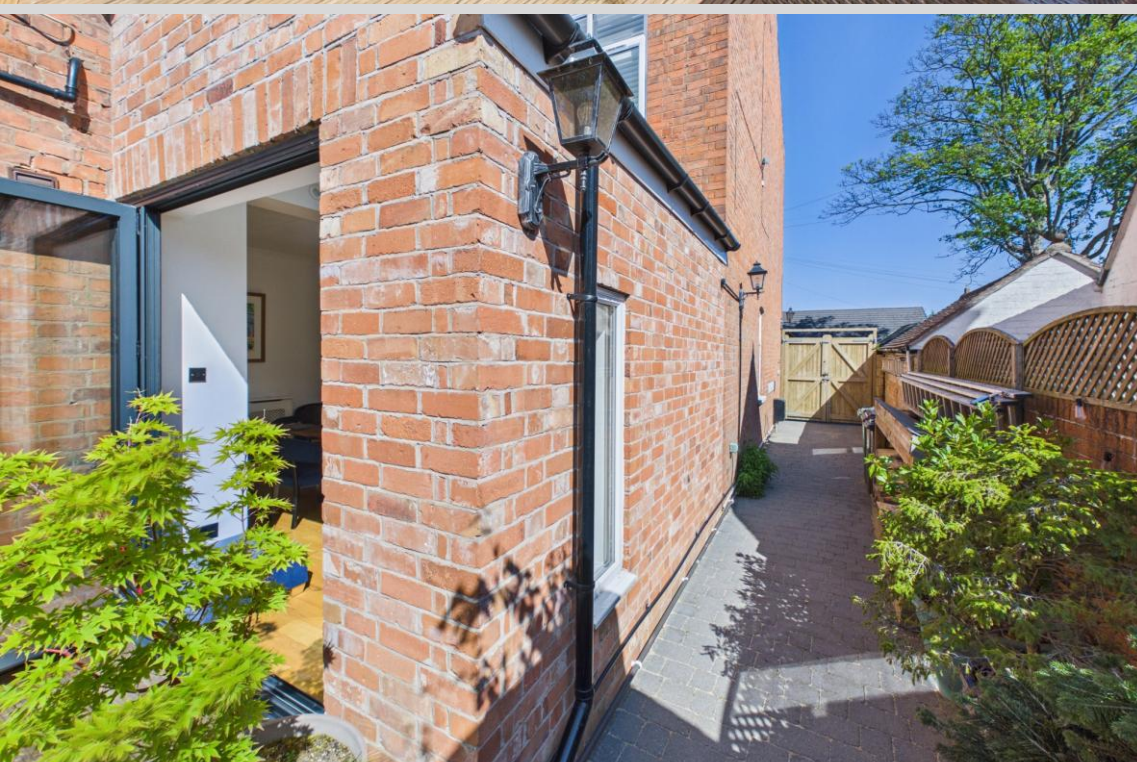
Flooding issues in the last 5 years: TBC

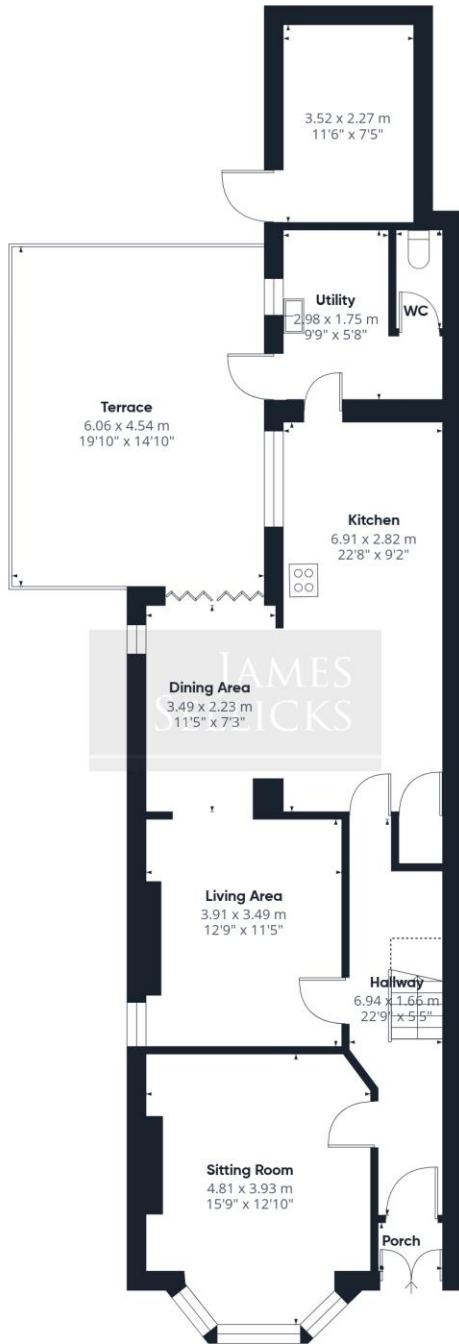
Planning issues: TBC

Accessibility: TBC

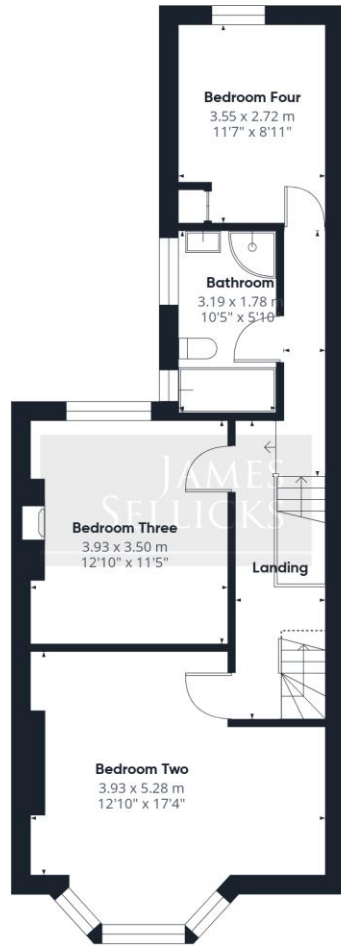








Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

196.3 m²

2112 ft²

Balconies and terraces

27.3 m²

294 ft²

Reduced headroom

9.5 m²

102 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.

