

JAMES
SELICKS

22 Birstall Road

BIRSTALL, LEICESTERSHIRE





22 Birstall Road, Birstall, Leicestershire LE4 4DD

An extremely handsome, redeveloped and refurbished 1930's detached family home retaining a wealth of character including high ceilings, whilst boasting spacious accommodation with a large open-plan living kitchen and five bedrooms, plus a purpose-built, self contained annexe.

Porch • reception hall • family room • superb open-plan sitting area, dining area & living kitchen • utility room • cloakroom • integral store (former garage) • first floor master bedroom, open to en-suite • three further bedrooms • bathroom • second floor bedroom & cloakroom • driveway • beautifully landscaped rear garden • EPC - D

Location

The property is located on the peripheries of Birstall, conveniently located for Leicester city centre approximately two miles to the north, the A46 western bypass linking up to J21 of the M1 motorway and Fosse Retail Park. The village offers a wide range of local shopping, popular schooling and leisure facilities including the picturesque Watermead Country Park only a short distance away.

Accommodation

The property is entered via double glazed doors into a brick porch with an original wooden door with stained glazed insert and stained glazed windows either side leading into the entrance hall, housing the stairs to the first floor with understairs cupboard beneath, picture rail and oak flooring. The family room has a double glazed bay window with stained glazing to the front elevation, a further window with stained glazing to the side, an original feature wooden fireplace with space for a cast iron log burner, tiled hearth and back, oak flooring. The rear of the property has been transformed to provide a fantastic, contemporary open-plan sitting area, dining area & living kitchen. The sitting room area has an original tiled fireplace with an inset log burner and tiled hearth, oak flooring, two windows to the side elevation and an automated Velux window with rain sensor. The stunning dining area has exposed brickwork, inset ceiling spotlights, heated slate flooring and two sets of French doors set within a wall of glazing spanning almost the full width of the property, leading onto the covered rear terrace. The kitchen has exposed brickwork, oak beams, inset ceiling spotlights and boasts an excellent range of bespoke, oak units and drawers, ample granite preparation surfaces, a Belfast sink, integrated Bosch dishwasher, a dual-fuel four-oven Aga with lighting and extractor over, space and plumbing for an American style fridge-freezer, heated slate flooring. A utility room with a stable door to the rear houses the Worcester Bosch boiler (still under warranty) provides storage and worktop space and twin Belfast sinks. A ground floor cloakroom provides a low flush WC and wash hand basin.

To the first floor is a split-level landing housing the contemporary glass staircase leading to the second floor. The master Bedroom has windows to the side and rear elevations, a Juliet balcony overlooking the rear garden, a feature tiled fireplace, inset ceiling spotlights, dressing area with built-in wardrobes and is open to an en-suite with a P shaped shower bath with glazed screen, wash hand basin, enclosed WC, chrome towel rail, part tiled walls, tiled floor, inset ceiling spotlights and a window to the rear. Bedroom two has a double glazed bay window with stained glazing to the front elevation, a further double glazed window with stained glazing to the side, inset ceiling spotlights, a feature fireplace and wooden flooring. Bedrooms three and four each have a window with stained glazing to the front elevation and wooden flooring. The bathroom has a large window to rear, a glass corner shower enclosure with waterfall head, a deep contemporary Showerlux tiled bath, enclosed WC, wash hand basin, chrome towel rail, inset ceiling spotlights, a fully recessed, wall mounted integrated television, part tiled walls and tiled floor. Bedroom five occupies almost the entirety of the second floor and is extremely light by virtue of two Velux skylight windows and French doors with a Juliet balcony to the rear affording stunning views; there are a range of cupboards providing excellent storage, inset ceiling spotlights and an en-suite cloakroom providing an enclosed WC and wash hand basin.





Outside

The property enjoys a walled frontage with electric gates leading to a large block paved driveway and car standing area with gravelled borders and an electric car charging point. Gated access to both sides of the property provide pedestrian access to the rear of the house. The walled, landscaped rear garden enjoys a pleasant north-westerly aspect with a central lawn, covered timber decked area, sandstone patio entertaining area and steps up to a further raised decked terrace in front of the annexe, finished in granite.

The detached self contained Annexe was purpose built in 2004 of cavity wall construction, this large single-storey building is mostly open-plan offering huge scope and flexibility. The annexe has exposed brickwork and wooden beams, a high vaulted ceiling and is a light space by virtue of three Velux windows and three sets of French doors leading onto a timber decked terrace area. The kitchen area provides a good range of eye and base level units and drawers, granite preparation surfaces, stainless steel circular sink with mixer tap over, integrated appliances including a stainless steel oven with hob and Smeg stainless steel extractor unit above, space for a fridge, Baxi boiler. The shower room has a window to the side, a corner shower enclosure, enclosed WC and wash hand basin, chrome towel rail, inset ceiling spotlights, fully tiled walls and tiled floor. The annexe is alarmed and also has solar panels which provide a £200 income on average every month.

Tenure: Freehold

Local Authority: Charnwood Borough Council

Tax Band:E

Satnav Information

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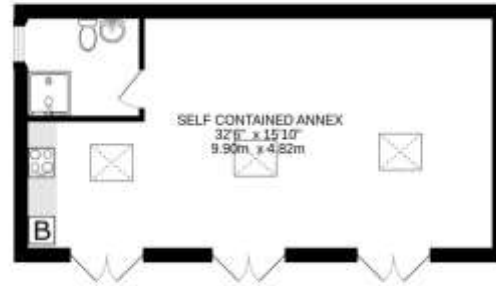
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Measures and Other Information

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.



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**Total Approximate Gross Internal Floor Area
 3003 SQ FT / 279 SQ M**

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

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