



Fair-Way Properties

Your Local, Independent, Family Property Specialists

www.fwproperties.co.uk

Residential Sales & Property Management

Roman Road, Birstall, LE4

£600,000



- **Birstall**
- **3 Double Bedrooms**
- **With Planning Permission**
- **3 Reception Rooms**
- **Kitchen / Diner**
- **Utility Room**
- **Large Private Garden**
- **Garage**
- **Large Driveway**

Fair-Way Properties are pleased to offer this exceptionally well presented, individual, extended 3 bed detached house which retains a wealth of original features; located on the sought-after Roman Road in the popular village of Birstall. With easy access to the A6, A46 and M1 this property is ideally located for commuters and those working in the city. The property briefly comprises of a porch leading to a hallway which provides access to the living room, dining room, kitchen / diner and stairs to the first floor. The living room has an open fire and a large bay window overlooking the front of the property. To the rear there is a dining room which also features an open fire, leading to the family room which includes a modern log burner, 2 skylights and panoramic views of the rear garden. The kitchen / diner benefits from a range of wooden wall and base units, a double oven, gas hob, an extractor hood, and integrated dishwasher and fridge. The kitchen then leads onto the utility room which has matching units, and space for a freestanding washing machine, tumble dryer and fridge freezer. There is a ground floor WC which is accessed via the utility room and has a modern low level toilet, wash hand basin and vanity unit. There is also a door from the utility room leading to a passage which provides access to a large garage and garden. Upstairs there are three double bedrooms, a family bathroom with a large corner shower cubicle, a wash hand basin in a wooden vanity unit and a freestanding roll top bath. There is also a separate toilet and a walk-in storage cupboard. To the front of the property there is a large sweeping driveway providing off road parking for 4-5 vehicles, with access to the garage complete with power. To the rear of the property there is a large secluded, private garden with several entertainment / patio areas, 2 large lawned areas and an array of herbaceous borders with mature trees and shrubs. At the end of the garden there is a wooden shed, a greenhouse, and a large chicken enclosure.

The property has planning permission, granted in December 2020, for a second floor side extension to create a large main bedroom with en-suite bathroom and a separate walk-in dressing room (or 5th bedroom).

Roman Road, Birstall, LE4

Porch

3.55m x 1.15m (11'8" x 3'9")

The Porch features terracotta floor tiles and leads into the entrance hall.

Entrance Hall

2.60m x 4.60m (8'6" x 15'1")

The entrance hall benefits from a wooden front door and matching windows with stained glass and real wood flooring. There is also a cloakroom and a half landing staircase with original leaded window providing lots of natural light.

Living Room

3.90m x 3.95m (12'10" x 12'12")

The living room is located to the front of the property and has a large UPVC double glazed bay window overlooking the front garden. There is a feature open fire and a gas central heating radiator.

Dining Room

3.70m x 4.25m (12'2" x 13'11")

The dining room is located to the rear of the property and provides access to the family room extension. It features an open fire and a gas central heating radiator.

Family Room

3.55m x 7.25m (11'8" x 23'9")

The sun filled family room boasts panoramic views of the garden through several UPVC double glazed windows and French doors. There is a modern log burner with brick surround, 2 skylights and an open wooden beam which accentuates the vaulted ceiling. The rooms also benefits from gas central heating meaning the room can be used all year round.

Kitchen / Diner

3.80m x 4.25m (12'6" x 13'11")

The kitchen / diner benefits from a range of wooden wall and based units providing lots of storage. There is a built-in double oven, 4 burner gas hob, an extractor hood, and a built-in dishwasher.

Utility Room

2.30m x 2.15m (7'7" x 7'1")

The utility room benefits from wooden units matching the kitchen and has spaces for a freestanding washing machine, tumble dryer and a fridge freezer. There is also a large UPVC double glazed window overlooking the garden and a wooden door leading to a passageway which gives sheltered access to the garage and garden.

WC

2.30m x 0.95m (7'7" x 3'1")

The downstairs WC features a modern toilet and wash hand basin set in a vanity unit. There is also a small wooden framed window with privacy glass.

Bedroom 1

3.90m x 4.30m (12'10" x 14'1")

Bedroom 1 is located to the front of the property and boast lots of natural light due to the large UPVC double glazed window. There is also a gas central heating radiator and recessed spotlights.

Bedroom 2

3.70m x 3.75m (12'2" x 12'4")

Bedroom 2 is located to the rear of the property overlooking the garden. It benefits from a large UPVC double glazed window and a gas central heating radiator.

Bedroom 3

3.65m x 2.60m (11'12" x 8'6")

Bedroom 3 is located to the front of the property and benefits from a large UPVC double glazed window and a gas central heating radiator.

Bathroom

2.50m x 2.75m (8'2" x 9'0")

The bathroom features a large corner shower cubicle with a thermostatic shower, a wash hand basin set in a wooden vanity unit and a freestanding roll top bath. There is a UPVC double glazed window with privacy glass and a chrome towel radiator.

Toilet

2.15m x 0.90m (7'1" x 2'11")

There is a separate toilet with a wooden framed window with privacy glass and a gas central heating radiator.

Outside

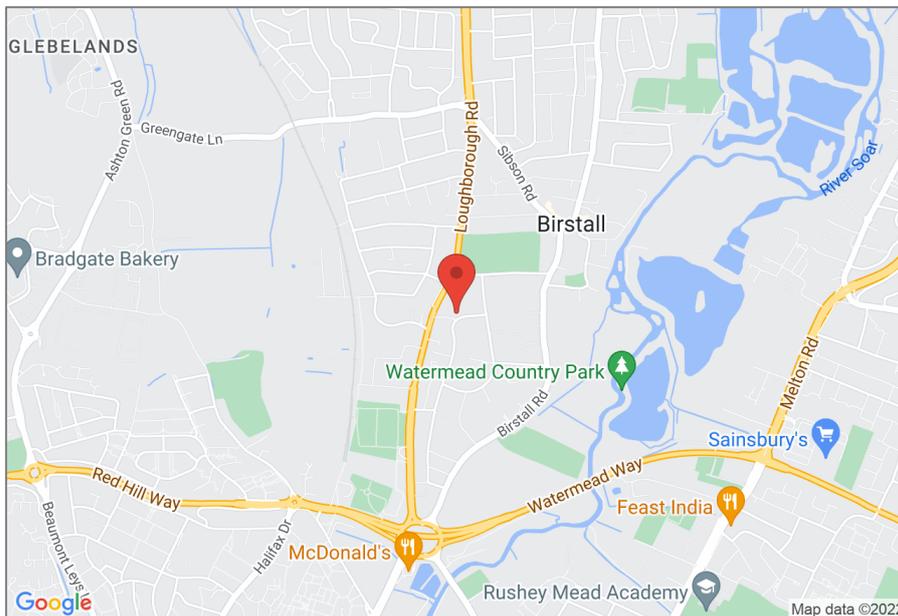
To the front of the property there is a large sweeping block paved driveway with parking for 4-5 vehicles, a double garage with a metal up and over door and a large lawn and mature tree. To the rear of the property there is a large split level garden, featuring two patio areas, two large lawns and lots of well established plants, bushes and trees. There is also a wooden shed, a green house and a large chicken coop.

Council Tax: Band E

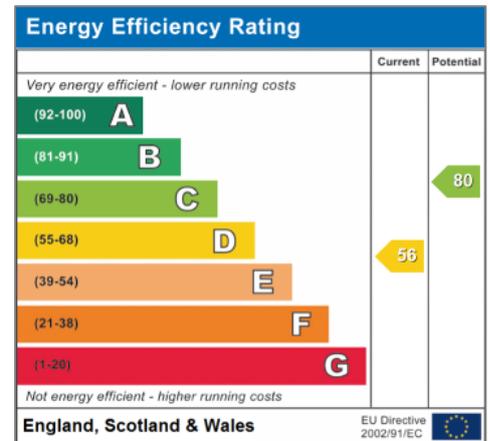
Agents Notes

1: Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Fair-Way Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances. 6: Fair-Way Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Location



EPC



VIEWING BY APPOINTMENT WITH AGENTS FAIR-WAY PROPERTIES

657 Loughborough Road, Birstall, Leicester, Leicestershire, LE4 4NL T: 0116 267 4049 E: info@fwproperties.co.uk W: www.fwproperties.co.uk

Photos







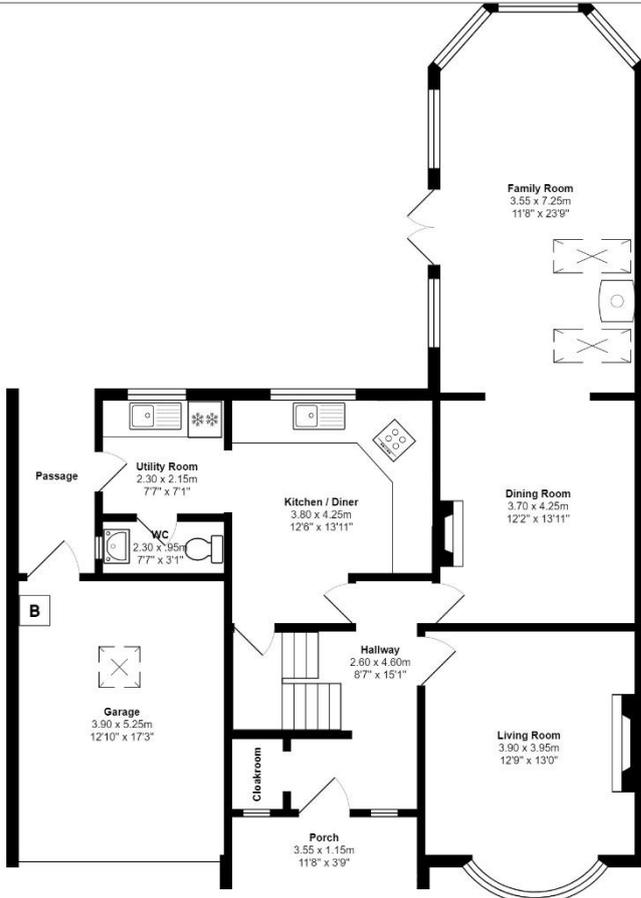




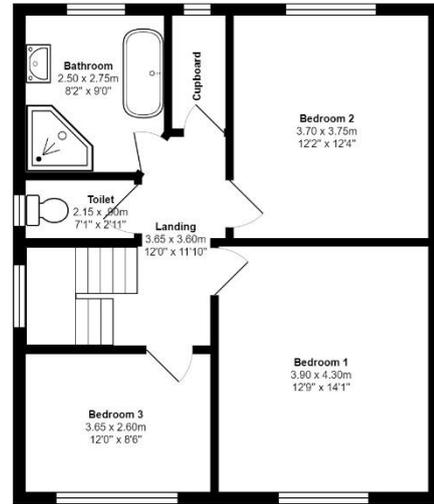




Floorplans



Ground Floor

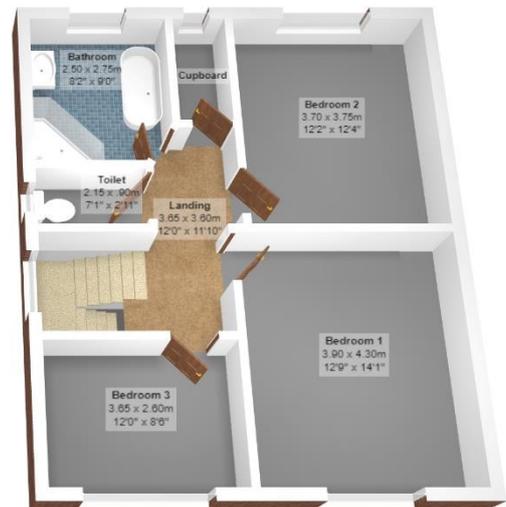


First Floor

All measurements are approximate and for display purposes only

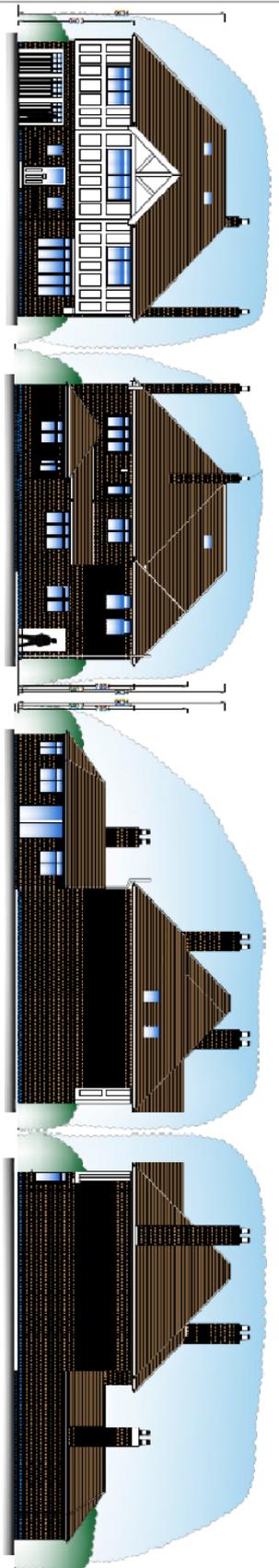


Ground Floor



First Floor

All measurements are approximate and for display purposes only

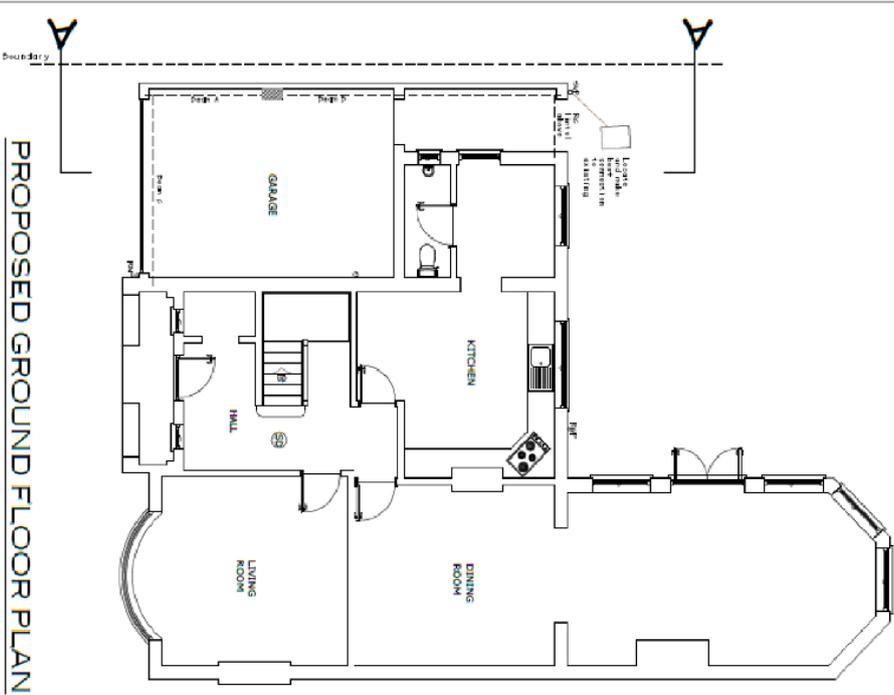


PROPOSED FRONT ELEVATION

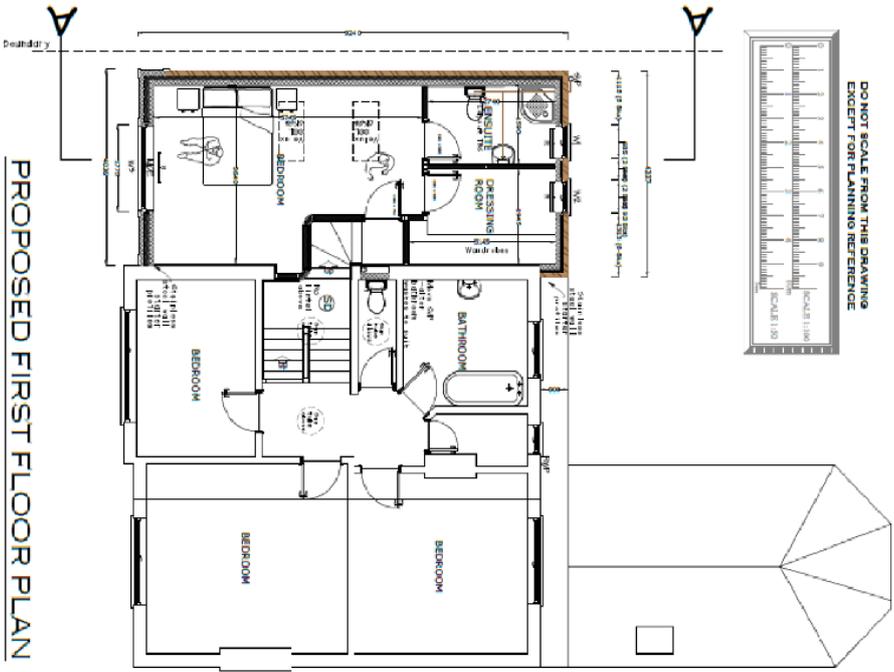
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Notes: To be completed:
 - Client to provide:
 - Light fittings
 - Electrical lighting
 - External lighting
 - External power supply
 - External power supply
 - External power supply
 - External power supply

GENERAL NOTES:
 NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS ARE METRIC MILLIMETERS. ALL LEVELS, INVERTS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE AND DURING WORK TO BE CARRIED OUT IN LINE WITH CURRENT BUILDING REGULATIONS. RELEVANT CODES OF PRACTICE, BRITISH A FRAMEWORK STANDARDS AND MANUFACTURER'S INSTRUCTIONS SHALL BE OBSERVED AND IN ACCORDANCE WITH PUBLIC AND PRIVATE UTILITIES REGULATIONS, AND NO WORK TO ENCHARGE BOUNDARY TO BE CARRIED OUT WITHOUT THE CLIENTS RESPONSIBILITY TO ISSUE AN 'PARTY WALL ACT 1996' NOTICE NECESSARY BEFORE ANY WORK IS CARRIED OUT. THE CLIENTS RESPONSIBILITY TO ENSURE THE EXACT SPECIFICATION OF FINISHERS, FITTINGS AND SERVICES TO BE INSTALLED BY THE CLIENT. ANY DEVIATION FROM THESE PLANS SHOULD BE NOTIFIED TO THE DESIGNER AND THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE BUILDING INSPECTOR WHEN THE WORK IS READY FOR THE RELEVANT INSPECTOR AND FOR THE RELEVANT INSPECTOR TO SIGN THE CERTIFICATE. IT IS ASSIGNED NO PUBLIC SEWERS OR GULLS. THE CONTRACTORS IS ADVISED TO HAVE THIS DRAWING AND ALL RELEVANT TENDERS FOR LA PLANNING & BUILDING CONTROL CONSENT ONLY. UNTIL APPROVALS HAVE BEEN OBTAINED THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. APPROVALS OF MATERIALS ORDERED UNTIL APPROVAL IS OBTAINED. COPYRIGHT REMAINS WITH AMUL DESIGN.

REV	DETAILS	DATE
NO		



PROJECT NAME: PROPOSED EXTENSION AND ALTERATIONS
CLIENT: MR & MRS THOMAS
ADDRESS: 123 MAIN STREET, BIRMINGHAM, B1 1AA
DATE: MAY 2019
SCALE: 1:100/1:50
DWG NO.: 200/2019
REV: 2/8
DRAWN: DB
CHECKED: MB/ST
DATE: MAY 2019

AMUL Design
 ARCHITECTURAL CONSULTANCY
 123 HIGH STREET, BIRMINGHAM, B1 1AA
 TEL: 0121 123 4567
 WWW.AMULDESIGN.CO.UK



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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FAIR-WAY PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.