



Fair-Way Properties

Your Local, Independent, Family Property Specialists

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Residential Sales & Property Management

Field Leys Way, Birstall, LE4

£290,000



- Birstall
- No Chain!
- 3 Storey
- Downstairs WC
- Dressing Room
- Ensuite Shower Room
- Garden
- Driveway
- Garage

Fair-Way Properties are pleased to offer this 3-bed, 3 storey semi-detached house located in the popular village of Birstall, which offers a thriving village centre with local schools and amenities close by. The property's location provides convenient access to the A6, A46 and M1 and makes this an ideal location to commute from. The property briefly comprises of an entrance hall that leads to a living room, a kitchen, and a downstairs WC. On the first floor there is a large double bedroom, a single bedroom, and a family bathroom. On the second floor there is the principal bedroom which benefits from a dressing room and an ensuite shower room. To the rear of the property is a small easy to maintain garden with a small patio area, a large lawn, and several plants and 2 small trees. To the side of the property there is a single garage set within a block of 3 with parking in front which is accessed via a shared driveway.

Please Note: this property is Freehold but is subject to an annual management fee to help maintain the development. The annual cost of this is approximately £100 per annum.

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

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Hallway

1.40m x 4.85m (4'7" x 15'11")

The hallway is accessed through a composite door from the front of the property. The hall provides access to the kitchen, living room, and WC. There is also a staircase that leads to the first floor. The room benefits from a gas central heating radiator and an inset mat near the front door.

Living Room

3.95m x 4.45m (12'12" x 14'7")

The living room is located to the rear of the property. It benefits from 2 gas central heating radiators, a UPVC double glazed window overlooking the drive and a set of UPVC French doors with matching windows either side that overlook the garden.

Kitchen

1.85m x 4.85m (6'1" x 15'11")

The kitchen is located towards the front of the property and features a range of matching wall and base units. There is a built-in electric single oven with a 4-burner gas hob and an integrated extractor hood above. The kitchen also provides spaces for a freestanding washing machine, a slimline dishwasher, and a freestanding fridge / freezer. Towards the end of the kitchen there is a tall kitchen cupboard that houses the boiler. The room benefits from 2 UPVC double glazed windows, a gas central heating radiator and tiled flooring.

WC

0.85m x 140.00m (2'9" x 459'4")

The WC is located under the stairs, and it benefits from a white push button toilet and a small wall mounted wash hand basin with a matching pedestal. The room also has a small gas central heating radiator.

Bedroom 1

3.95m x 4.45m (12'12" x 14'7")

Bedroom 1 is located on the second floor above bedroom 2. It benefits from 2 large Velux windows with integrated blinds, a UPVC window to the side and a gas central heating radiator. The room also benefits from a dressing room with a built-in wardrobe and a freestanding wardrobe with sliding door (which can be left by negotiation). (Please note: this room has reduced headroom in areas due to the pitch of the roof).

Ensuite

2.80m x 2.80m (9'2" x 9'2")

The ensuite services bedroom 1, it benefits from a large built-in shower cubicle with an electric shower, a push button toilet, and a wash hand basin set within a wooden vanity unit. The room also benefits from a UPVC double glazed window with privacy glass and a gas central heating radiator. (Please note: this room has reduced headroom in areas due to the pitch of the roof).

Bedroom 2

3.95m x 3.80m (12'12" x 12'6")

Bedroom 2 is located on the first floor towards the rear of the property over the living room. It benefits from 2 large sliding door wardrobes (which can be left by negotiation), a UPVC double glazed window, and a gas central heating radiator.

Bedroom 3

1.90m x 3.35m (6'3" x 10'12")

Bedroom 3 is located on the first floor towards the front of the property over the kitchen. It benefits from a UPVC double glazed window and a gas central heating radiator.

Bathroom

1.90m x 2.05m (6'3" x 6'9")

The bathroom is located on the first floor towards the centre of the property between bedrooms 2 and 3. The bathroom benefits from a white suite including a push button toilet, a wash hand basin with a mixer tap and matching pedestal, and a bath with a mixer tap with a shower attachment, and a glass shower screen.

Outside

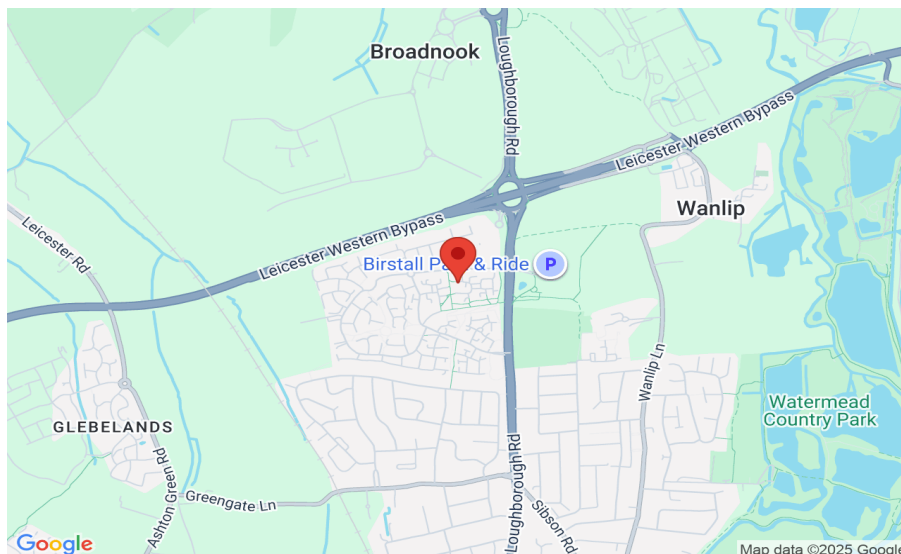
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Council Tax: Band D

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 nor any person in their employment, has any authority to make any representation or warranty in relation to the property. 7: Fair-Way Properties has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor. 8: Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Location



EPC

Coming Soon

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Photos

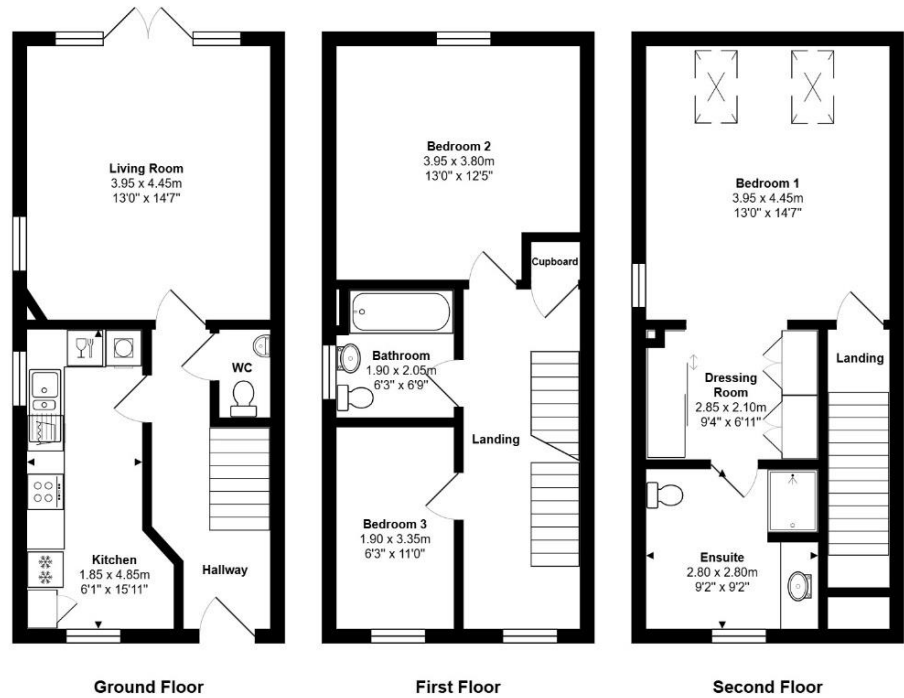




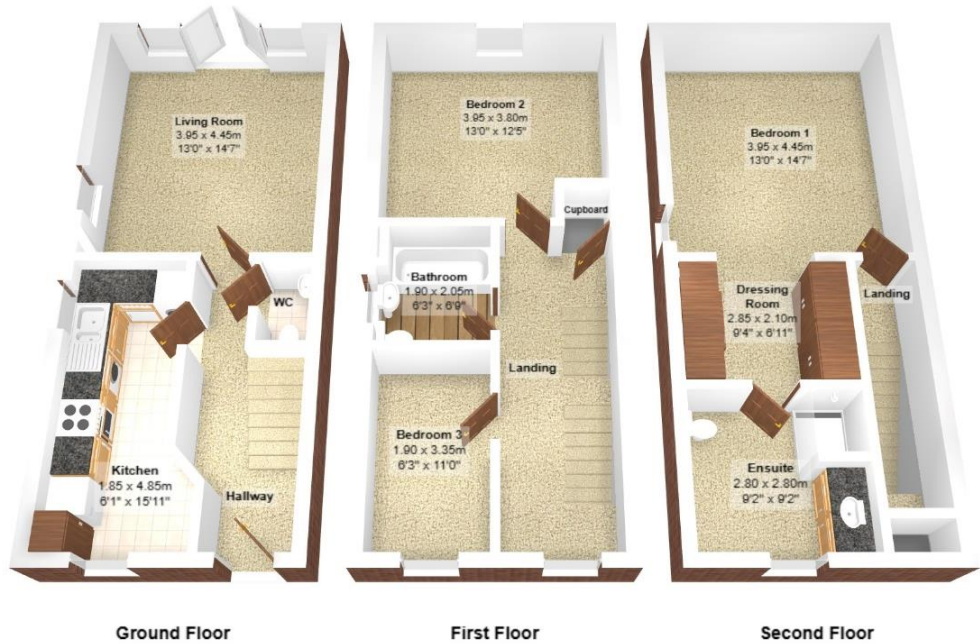




Floorplans



All measurements are approximate and for display purposes only



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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.

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