



Smiths
your property experts

Acacia Avenue

Birstall

- Wonderful mature family home
- Four good-sized bedrooms and two bathrooms
- Bay-fronted sitting room and a second living/dining room
- Fully fitted kitchen and a conservatory
- Established rear gardens with a West facing aspect
- Private driveway leading to an integral garage
- Popular residential suburb on the edge of the city
- Offered to the market for the first time in over 40 years

General Description

Smiths Property Experts offer this wonderful mature four-bedroom family home to the market for the first time in over 40 years. The property affords an enviable position in the quiet and leafy Acacia Avenue in Birstall. The property is within walking distance of the centre of this popular residential village suburb on the edge of Leicester city centre.

Birstall is a well-regarded residential location, just 3 miles from Leicester city centre to the South and the beautiful Charnwood Forest 3 miles to the North. The commuter links to Nottingham, Birmingham, and Loughborough are excellent via the nearby A6/A46 road network, and there are excellent state and private schooling options nearby. There is a bustling high street with a full array of services, excellent public transport giving access to the city centre, and semi-rural and riverside walks, all easily accessed from the property.





The Property

Internally, the property offers flexible accommodation, including four good-sized bedrooms and two bathrooms, and the possibility of converting the garage into annexe accommodation should the eventual purchaser wish. Offered in excellent order, the net floor area extends to 1,282 square feet (including the integrated garage), centred around the original entrance hall. There is a bay-fronted sitting room, a second living/dining room, a conservatory, a fully fitted kitchen, a shower room, and an integral garage. Upstairs are four good-sized bedrooms and the family bathroom.

The Outside

This mature and beautifully maintained family home has been curated by the seller over the past four decades. The property occupies an enviable and quiet position, set back from the road behind lawned front gardens and a private driveway. There is also an integral garage.

To the rear are private leafy gardens with a due West facing aspect, laid to lawn and with mature and seasoned borders, trees and beds. There is also a large patio to the immediate rear of the house.





Property Information

EPC rating: C

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

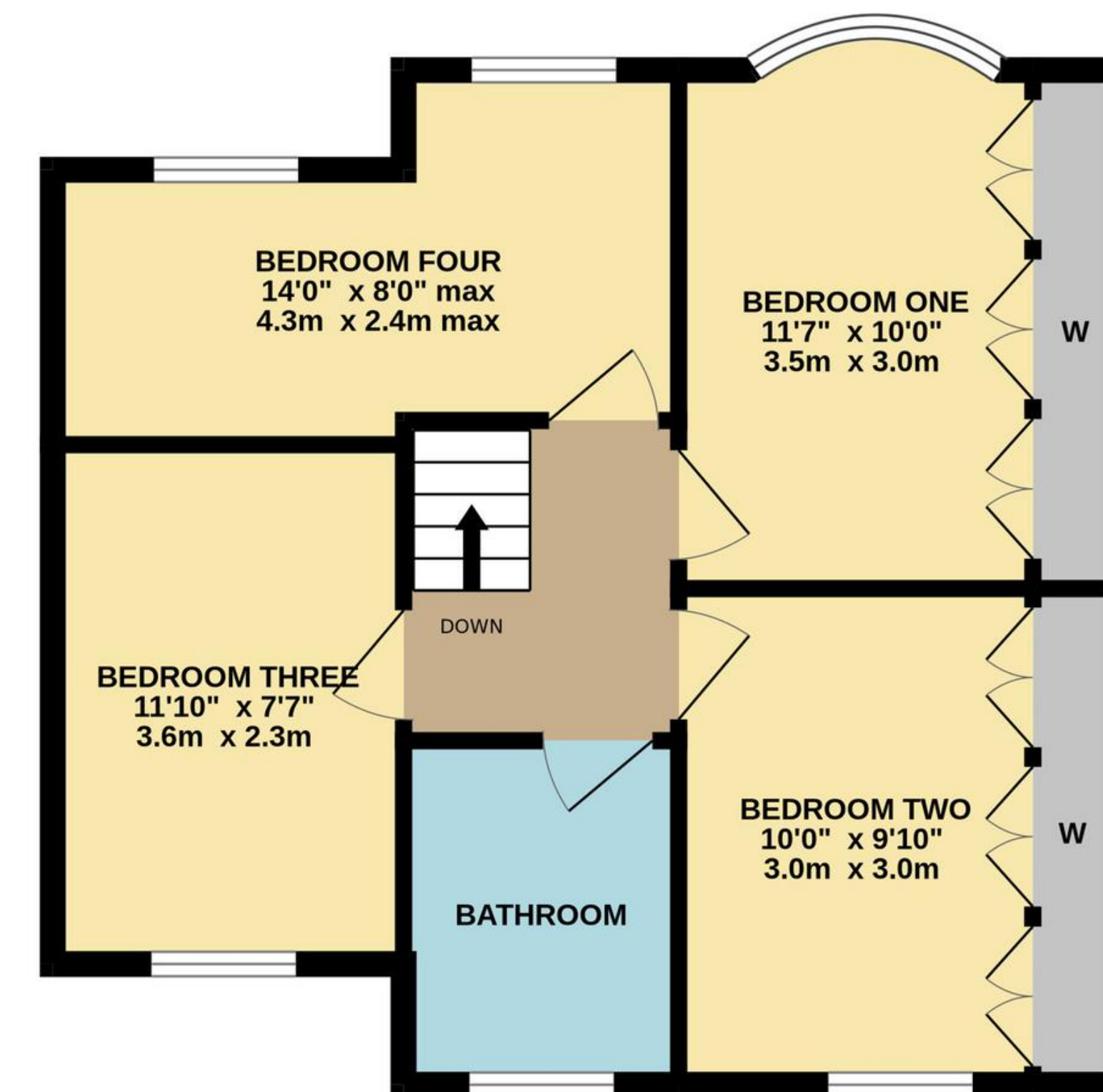
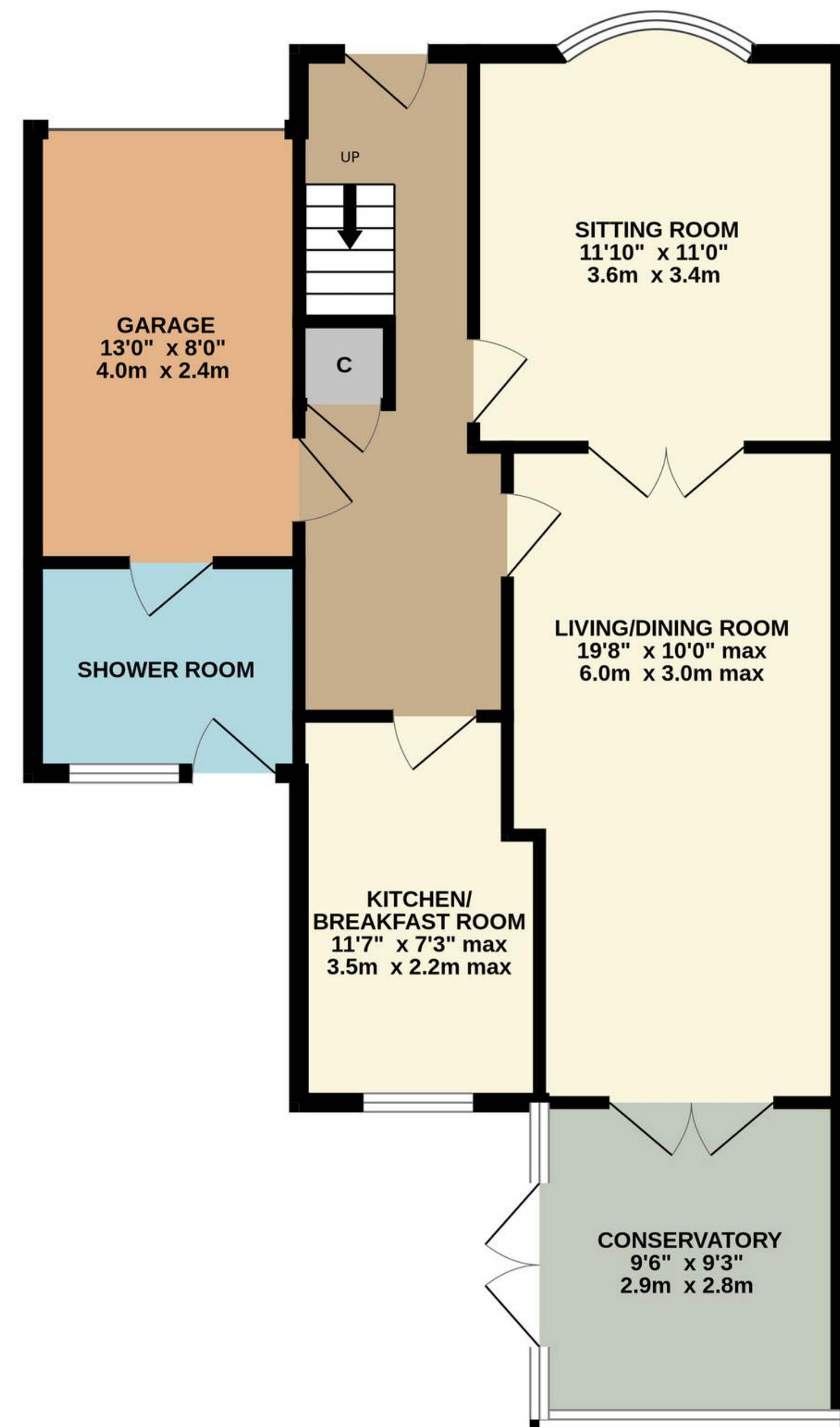
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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