



# Fair-Way Properties

Your Local, Independent, Family Property Specialists

[www.fwproperties.co.uk](http://www.fwproperties.co.uk)

Residential Sales & Property Management

**Copeland Road, Birstall, LE4**

**£325,000**



- Birstall
- 4 Bedrooms
- 2 Reception Rooms
- 2 Kitchens
- WC
- Garden
- Driveway
- Garage
- Gas Central Heating

Fair-Way Properties are pleased to offer this extended 4 bed 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 great access to the A6, A46 and M1 and makes this an ideal location to commute from. Downstairs the property comprises of a porch and entrance hallway, two reception rooms and a separate kitchen. There is also a second hallway that leads to the garage, a large storage cupboard and a WC. Upstairs is comprised of three double bedrooms, a single bedroom, a shower room and a second kitchen. To the front of the property there is a small garden area and a block paved driveway that leads to the integral garage. To the rear of the property is an enclosed garden that is mainly gravel with several mature plants and bushes along the perimeter. There is also a raised patio area near the back reception room and two wooden sheds. The property benefits from UPVC double glazing and gas central heating throughout.

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](mailto:info@fwproperties.co.uk) W: [www.fwproperties.co.uk](http://www.fwproperties.co.uk)

# Copeland Road, Birstall, LE4

## Porch

The porch is accessed via 2 UPVC double glazed doors from the driveway. The room also benefits from a light and vinyl flooring.

## Hallway

1.75m x 3.90m (5'9" x 12'10")

The hallway is accessed via the porch through a wooden front door with a stained-glass window. There are leaded glass windows either side and above the front door. From the hallway you can access the two reception rooms and the kitchen. There is a cupboard under the stairs that houses the electricity meter and fuse board and a staircase that leads to the first floor.

## Front Reception Room

3.80m x 3.65m (12'6" x 11'12")

The front reception room is currently setup as a bedroom but can be easily converted back into a lounge by removing the built-in wardrobes. It benefits from a large UPVC double glazed bay window and a large gas central heating radiator.

## Back Reception Room

3.55m x 3.80m (11'8" x 12'6")

The back reception room overlooks the back garden through a large, squared bay window which also has a door that leads to the raised patio. The room benefits from a gas fire and a large gas central heating radiator.

## Kitchen

2.00m x 4.05m (6'7" x 13'3")

The kitchen benefits from 3 large windows at the end of the kitchen overlooking the garden. There are several matching wall and base units with a marble effect worktop. There are spaces for a gas cooker and a freestanding fridge freezer. The room has vinyl flooring and a gas central heating radiator.

## WC

1.50m x 0.90m (4'11" x 2'11")

The WC is located off the rear hall and features a tiled floor and ceiling light.

## Bedroom 1

3.55m x 3.65m (11'8" x 11'12")

Bedroom 1 is located to the front of the property and benefits from a UPVC double glazed bay window, a built-in wardrobe, and a gas central heating radiator.

## Bedroom 2

3.55m x 3.80m (11'8" x 12'6")

Bedroom 2 is located to the back of the property and benefits from a large UPVC double glazed window overlooking the garden, a gas central heating radiator and two built-in wardrobes one of which houses the modern Worcester Bosch combination boiler.

## Bedroom 3

2.20m x 4.25m (7'3" x 13'11")

Bedroom 3 is located to the front of the property over the garage and is accessed via the second kitchen. The room benefits from a UPVC double glazed window and a gas central heating radiator.

## Bedroom 4

2.00m x 2.40m (6'7" x 7'10")

Bedroom 4 is located to the front of the property over the hallway and benefits from a UPVC double glazed window and a gas central heating radiator.

## Shower Room

2.00m x 1.95m (6'7" x 6'5")

The shower room is located to the rear of the property over the kitchen. It benefits from a large walk-in shower with an electric shower, a wash hand basin with matching pedestal and a chrome mixer tap, a modern toilet with a wooden toilet seat. The room also benefits from a UPVC double glazed window with privacy glass, vinyl flooring and a gas central heating radiator.

## Kitchen 2

2.20m x 3.10m (7'3" x 10'2")

The second kitchen is located upstairs and is accessed from the landing. It benefits from a range of wall and base units, a sink with a mixer tap and spaces for a gas cooker and a freestanding fridge freezer.

## Outside

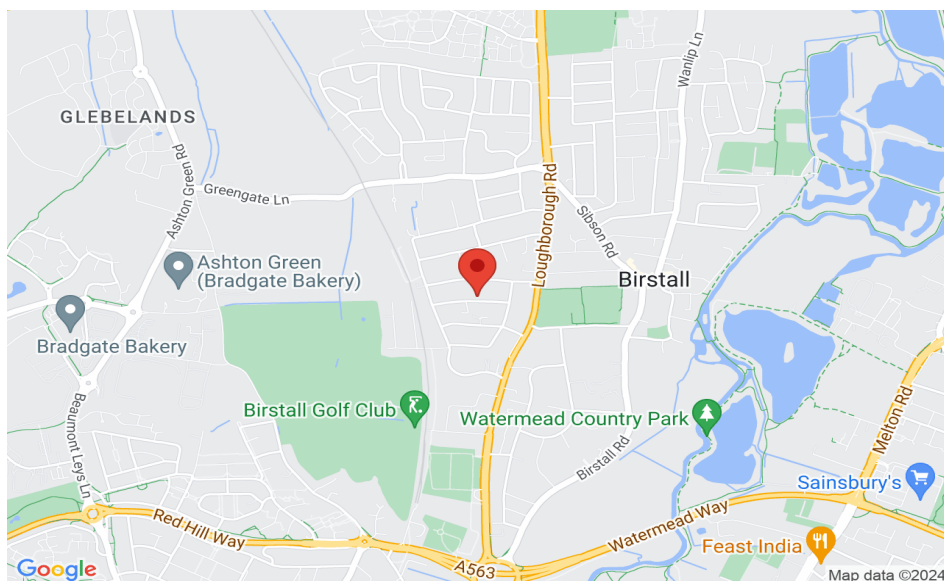
To the front of the property there is a small garden area and a block paved driveway that leads to the integral garage. To the rear of the property is an enclosed garden that is mainly gravel with several mature plants and bushes along the perimeter. There is also a raised patio area near the back reception room and two wooden sheds. The property benefits from UPVC double glazing and gas central heating throughout.

## Council Tax: Band C

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

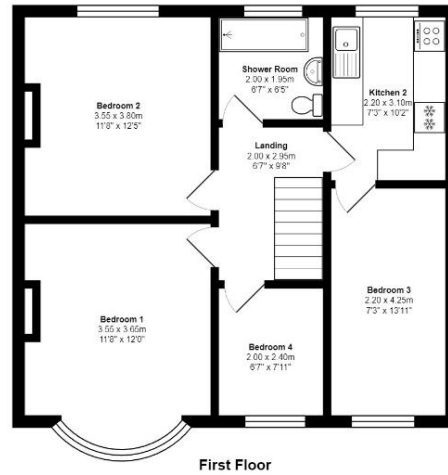
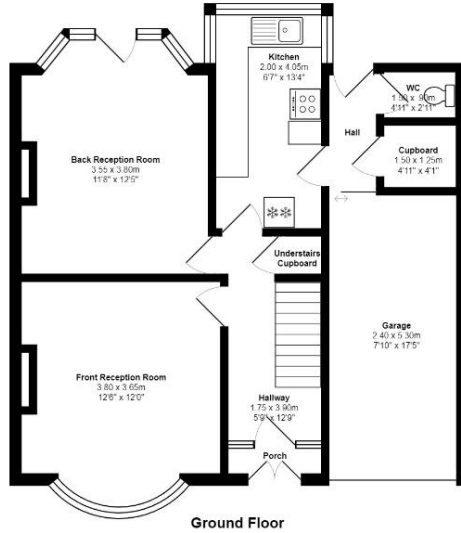




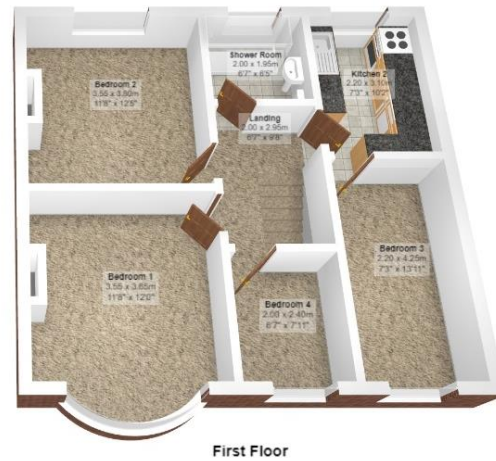
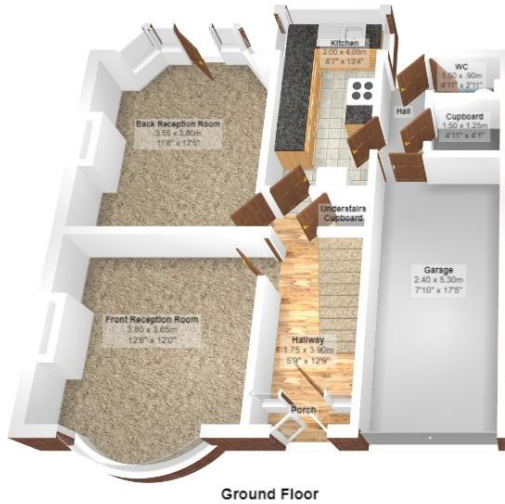




## Floorplans



All measurements are approximate and for display purposes only



All measurements are approximate and for display purposes only

### 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

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.