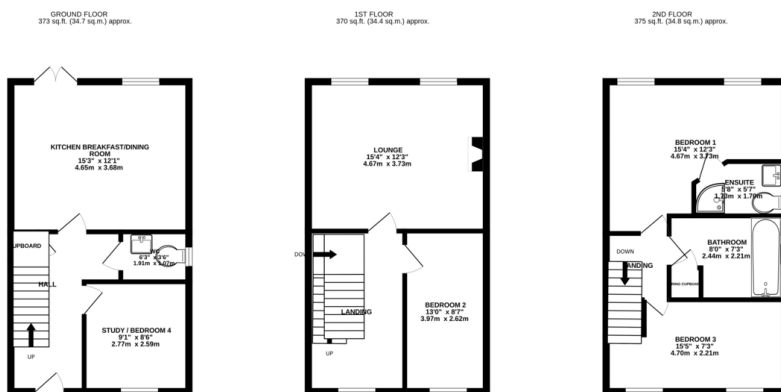




## FOR SALE

4 Bed Town House in Brook Furlong Drive, Birstall, LE4 3LU  
£315,000

\*\*\* No Chain \*\*\* Modern three storey town house for sale overlooking green open space and within walking distance of local shops. The property has recently been re-carpeted and re-decorated throughout. The accommodation comprises entrance hall, bedroom four/office, downstairs w.c., kitchen diner, lounge and further bedroom to the first floor, two bedrooms, en-suite and family bathroom to the second floor. Outside there is a private rear garden, garage and parking space.



OVERLORD DRIVE HINCKLEY LE10 0GW REF: CGB  
 TOTAL FLOOR AREA: 1118 sq ft. (103.9 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing 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. The plan is for illustrative purposes only and should be checked as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metrepx ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(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	

- No Chain
- Four Bedrooms
- En-Suite To Master
- Open Outlooks
- Garage
- New Carpets
- Re-Decorated Throughout
- Flexible Accommodation

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

