

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kingsleigh Drive, Castle Bromwich, Birmingham, B36 9SB

Offers Over £600,000



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*** AMAZING FAMILY HOME *** FOUR / FIVE BEDROOMS *** TWO EN-SUITE BEDROOMS *** DRIVE-ON DRIVE-OFF DRIVE *** ANNEX AREA WITH INDEPENDENT ACCESS *** DOWNSTAIRS SHOWER ROOM ***

***** NO UPWARD CHAIN *****

THE LIST IS ENDLESS I will try my best to advise you of everything the property has to offer starting with an ample drive on/drive off gated driveway able to accommodate around TWELVE PLUS vehicles (depends on your parking skills). Entrance hallway, great size family lounge area with an inglenook fireplace creating a focal piece to this large room. Further reception room currently used as a library/chill out room, office/study room (previously used as a beauty parlour) breakfast kitchen, utility/laundry room, downstairs shower room which also has access to/from the rear garden area. Side entrance porch area, further reception room divided into two within the annex area as currently used as a doggy grooming parlour. To the first floor there are FIVE DOUBLE BEDROOMS (the fifth is accessed via the fourth bedroom), two of which have the added benefit of an en-suite shower room, and a further family bathroom. To the second floor there is access to the loft area which has been boarded, and has no restrictions via struts or trusses to enable further conversions should extra space be required. The rear garden has the benefits of several divided areas creating a lovely private haven, which also extends to the side of the property. Energy Efficiency Rating:- Awaiting

VIEWING IS ESSENTIAL TO APPRECIATE THE POTENTIAL OF THIS PROPERTY

Front Garden / Driveway

Low wall borders to the front and to one side, fence border to the other side. Two sets of access gates allowing access to and from the drive-on drive-off driveway that has the ability to accommodate a minimum of twelve average size vehicles. Semi-circular lawn area with flower bed borders to the fore wall, further low wall retaining flower beds to the front of the property below the window areas. Access gate to one side allowing independent access to the annex area and a further access gate allowing access to the side garden which in turn leads to the rear garden area. Four wall mounted lantern style lights to the front of the property, and a double glazed door leading into:-

Entrance Hallway

20'6" x 9'8" (6.23m x 2.95m)

Double glazed windows either side of the double glazed entrance door leading to this impressive grandeur feel hallway, there is a stunning one off hand made light cascading down from the second floor landing area though the spiral effect stair case into the hallway. Storage cupboard/cloakroom to the left as you enter and a further storage cupboard to the under stairs area, radiator, and a very impressive Amtico wood effect flooring. Decorative plaster effect coving finish and ceiling rose to the ceiling, decorative plaster effect dado rail to the walls. Door to the left leads into the family lounge area, to the right the doors give access to the second reception room (currently used as a library/chill out area) and the kitchen area, door to the rear of the hallway allow access to the downstairs shower room.

Downstairs Shower Room

8'10" x 6'9" (not inc niche for shower) (2.69m x 2.06m (not inc niche for shower))

Suite comprised of a corner shower cubicle, a low flush WC inset to the storage areas to one wall, and a wash hand basin inset to a vanity unit with storage below, and further storage areas above with a mirror inset and spotlights also inset to the storage area. Partly tiled walls, and a decorative plaster effect coving finish to the ceiling. Double glazed window to the rear and a double glazed door also to the rear allowing access to the rear garden area.

Family Lounge Area

28'6" x 14'6" (8.69m x 4.42m)

Double glazed bow window to the front, further double glazed window to the side, and a set of double glazed sliding patio doors to the rear allowing access to/from the rear garden area. Radiator either end of the room, decorative plaster effect coving finish to the ceiling and a ceiling

rose also to the ceiling. Feature inglenook fireplace with a sleeper over, two decorative shelving niches, Quarry style tiling to the hearth area, and a decorative larger style log burner with a decorative flue over.

Further Reception Room

15'0" x 13'8" (4.57m x 4.17m)

Double glazed window to the front, radiator, decorative plaster effect ceiling rose and coving finish to the ceiling, dado rail to the walls, and picture framing to the ceiling area. Door to the side into:-

Study/Office Area (previously used as a beauty parlour)

9'5" x 9'3" (2.87m x 2.82m)

Double glazed window to the front, wood effect flooring, and a radiator. Panelling to the walls, base unit with a wash hand basin over with a mixer tap over. Further internal door to the side leading to the annex area.

Breakfast Kitchen

14'4" x 11'10" (4.37m x 3.61m)

Range of wall mounted and floor standing base units incorporating an under unit wine rack, open corner display units and glass fronted display units. Breakfast bar area allowing a comfortable height seating area. Roll edge work surfaces to match the breakfast bar area over the base units also incorporating a sink and drainer unit with a mixer tap over. Under unit lighting, appliances built in consist of double oven, induction electric hob with an extractor over and a fridge freezer. Tiling to the floor area, partly tiled walls, radiator, and decorative coving finish to the ceiling. Double glazed window to the rear and a set of double glazed French style doors to the rear allowing access to the rear garden. Internal door to the side allowing access to:-

Utility/Laundry Room

10'7" x 9' (3.23m x 2.74m)

Wall mounted and floor standing base units with a roll edge work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Boiler is housed in a matching unit, plumbing for a washing machine, with further plumbing for a dishwasher. Partly tiled walls, tiling to the floor area, radiator, double glazed window to the rear, and a double glazed door to the side allowing access to the side entrance porch.

Side Entrance Porch

6'6" x 4'9" (1.98m x 1.45m)

Double glazed windows to the rear, to the side either side of a double glazed door allowing access/exit to the side garden area. Panelling to the ceiling area, wall mounted lantern style light and a further internal double glazed door to the front leading into the annex area.

Annex Area One

16'11" x 6'10" (5.16m x 2.00m)

Wood effect flooring, double glazed window to the side, double glazed door back into the side entry porch area and open plan to:-

Annex Area Two

9'4" x 7'1" (2.84m x 2.16m)

Double glazed window to the front, and a double glazed door to the side leading to the side access gate leading to the front driveway area.

FIRST FLOOR

First Floor Landing

Double glazed window to the front, stairs rising to the second floor landing. Decorative plaster coving finish to the ceiling and a dado rail to the walls. Doors to:-

Master Bedroom

17'2" x 14'4" (5.20m x 4.37m)

Double glazed window to the rear, radiator, decorative plaster effect coving finish to the ceiling, and a decorative fan light. Doors to:-

Walk In Wardrobe Area One

7'2" x 4'6" (2.18m x 1.37m)

Storage cupboard/wardrobe area.

Walk in Wardrobe Area Two

7'2" x 4'1" (2.18m x 1.24m)

Hanging rails to either side and a secure locked adjoining door allowing access to/from bedroom two.

En-Suite Shower Room

8'11" x 6'11" (2.72m x 2.11m)

Suite comprising of a shower cubicle with an electric shower inset, low flush wc, and a free standing Pierre Cardin wash hand basin with ornate taps over. Ladder style radiator, tiling to the floor area, and partly tiled walls with a decorative dado tile inset and tiling to the floor area. Spotlights inset to the ceiling, decorative plaster effect coving also to the ceiling, and a double glazed window to the rear

Bedroom Two

11'9" x 9'1" (3.58m x 2.77m)

Double glazed window to the front, radiator, decorative dado rail to the walls, spotlights inset to the ceiling area. Built in mirror fronted wardrobe and a further sliding mirror effect door allowing access to:-



