

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kingsleigh Drive, Castle Bromwich, Birmingham, B36 9SS

Offers In The Region Of £325,000



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**** NO UPWARD CHAIN ** DETACHED ** MODERNISED THROUGHOUT ** THREE BEDROOMS ****

If you are looking for a DETACHED property being offered with NO UPWARD CHAIN then look no further - This could be the one for you. The property is situated on a popular road within the Park Hall area of Castle Bromwich. The property offers a TANDEM DRIVEWAY to the front which could be enlarged if you remove the front garden area, CAR PORT providing sheltered parking, and a GARAGE area. Internally the property offers an open fronted entrance porch, entrance hallway, DOWNSTAIRS WC, lounge, dining room (so TWO RECEPTIONS) and kitchen to the ground floor area. To the first floor there are THREE BEDROOMS and a modern family bathroom with both bath and shower areas. Energy Efficiency Rating: Awaiting

Front Garden

Garden laid mainly to lawn with a part wall border to one side, tandem driveway to the other side. Fence border to the side of the driveway, open access to the car port area. Opening to the front allowing access to:-

Entrance Porch

Wall mounted lantern style light to the side of the porch area. Quarry style tiling to the floor area, and a double glazed door allowing access to:-

Entrance Hallway

4'2" x 3'9" (1.27m x 1.14m)

Glazed door allowing light through and access to the lounge area, and a further door to the side into:-

Downstairs WC

5'5" x 2'9" (1.65m x 0.84m)

Suite comprised of a low flush WC, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Radiator, mirrored corner cabinet situated over the wash basin area, tile effect flooring, tiling to the splash prone area behind the wash basin and a double glazed window to the front.

Lounge

15'5" max 9'9" min x 13'2" max 9'2" min (4.70m max 2.97m min x 4.01m max 2.79m min)

Double glazed bow window to the front, radiator, decorative coving finish to the ceiling area, four decorative wall lights, open plan to the stairs raising to the first floor landing area. Wooden style fire surround with a stone effect back over hearth and an electric fire inset. Glazed French doors to the rear allowing access to:-

Dining Room

10'11" x 8'1" (3.33m x 2.46m)

Double glazed French doors to the rear allowing access to the rear garden, radiator, under stairs storage cupboard, and a decorative coving finish to the ceiling area. Two decorative wall lights and an open archway to the side allowing access to:-

Kitchen

11' x 7'10" (3.35m x 2.39m)

Range of wall mounted and floor standing base units with open corner display units incorporated. Work surfaces incorporating a sink and drainer unit with an ornate tap over,

wall mounted boiler, plumbing for a washing machine and a radiator. Partly tiled walls, tiling to the floor area, double glazed window to the rear and a double glazed door to the side allowing access to/from the car port area to the side of the property.

FIRST FLOOR

Landing

Double glazed window to the side and doors to:-

Bedroom One

16'3" max 13'3" min x 12'4" max 7'7" min (4.95m max 4.04m min x 3.76m max 2.31m min)

Two double glazed windows to the front, radiator, and fitted wardrobes to one wall consisting of three double wardrobes, one benefitting from mirror fronted doors.

Bedroom Two

11' x 9'5" (3.35m x 2.87m)

Double glazed window to the rear, radiator and a decorative coving finish to the ceiling area.



Bedroom Three

8' x 6'6" (2.44m x 1.98m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

Bathroom

10' x 6'1" (3.05m x 1.85m)

Suite comprised of a panelled bath, corner shower cubicle with a boiler fed shower inset, low flush WC and a pedestal wash hand basin. Column style radiator with a heated towel rail incorporated. Tiling to the wall areas with a decorative dado tile inset and chrome effect trim. Tiling to the floor area, loft access to the ceiling area, spotlights inset to the ceiling and a double glazed window to the side.

OUTSIDE

Car Port

18' x 8'7" (to support bars) (5.49m x 2.62m (to support bars))

Wall mounted lantern style light to the side of the double glazed door allowing access via the side of the property to the kitchen area, utility meters to the outside wall area, and a decorative Wrought iron archway gate inset to a decorative marching panel creating security to the opening into the rear garden area. Wall

border to either side, one side has support bars for the roof area, access to the garage area via the secure double doors.

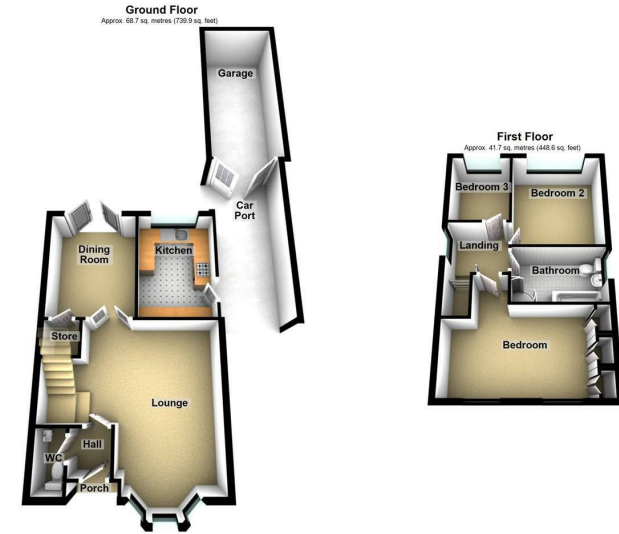
Garage

18'7" x 8'2" (5.66m x 2.49m)

Detached, set back garage protruding into the rear garden area with a window to the rear allowing natural light through, and further ceiling mounted lighting.

Rear Garden

Accessed via the decorative Wrought iron gateway from the car port, or via the double glazed French doors from the dining room area. The rear garden consists of a block paved patio leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders. Further block paved patio area behind the garage area creating a further seating area, mixture of wall and fence borders with an outside tap to the rear of the property.



Total area: approx. 110.4 sq. metres (1188.5 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using Planity.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(28-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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254 Chester Road, Castle Bromwich, B36 0JE

0121 748 7272

castlebromwich@primeestatesuk.com

www.primeestatesuk.com