



# Kingshayes Road

Aldridge | WS9 8RT  
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Sutton Coldfield  
Fine Residential

0121 354 9229  
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# KINGSHAYES ROAD

This outstanding family residence occupies a very convenient location in this established and very popular residential area. All amenities are accessible including shops at Aldridge Centre, schools for all ages and public transport, including direct transport links to Birmingham City Centre.

**Oak Canopy Porch** and Oak front door with stained glass panels either side.

**Reception Hall** with feature central oak staircase and oak flooring.

**Two Cloaks/Store Cupboards.**

**Guest Cloakroom** a white suite including hand wash basin and wc with concealed suite, ceramic tiled floor and splash back, extractor fan and PIR lighting.

**Lounge** 22' x 16'8" with polished stone fireplace and inset remote controlled living flame log effect gas fire and two windows either side. Illuminated plinth with five integrated surround sound ceiling speakers, porcelain wood effect tiled floor and bifold doors to the rear garden.

**Family Room** 16' into bay x 13' with oak flooring bay window overlooking gardens at front and bow window overlooking the side garden.

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**Dining Room** approached through part glazed double doors 12' into bay x 12' with oak flooring and bay window overlooking the front garden.

**'L' Shaped Breakfast Room/Kitchen with Family Area** 23' max x 19' max with a range of high gloss contemporary styled units with integrated appliances and quartz worksurfaces and upstands. Inset 1 ½ bowl stainless steel sink, floor cupboards and drawers, wall units with lighting, inset induction hob with extractor hood above, built in oven and microwave, dishwasher, 2 refrigerated drawers and built in wine cooler. Glass Mosaic tiled splash backs, ceramic tiled floor, Kickspace lighting, breakfast bar, two windows overlooking the rear gardens and French doors to the patio.

**Laundry** with matching contemporary units inset stainless steel sink, floor cupboards and drawers, wall cupboards, Mosaic tiled splash backs, ceramic tiled floor and doors to gardens and garage.



## FEATURES

- High specification
- Landscaped gardens of approx 0.5 acres
- Five double bedrooms
- Master Blaster alarm system and CCTV
- Close to amenities
- Under floor heating







On the first Floor.

**Master Bedroom** 13'6" x 13'6" with window at front.

**Dressing Area** 16'3"x5' with range of fitted wardrobes and illuminated pelmet above, drawers and window overlooking gardens.

**En-suite Shower Room** with a white suite including wide shower with rain head, wall mounted wash basin, with drawers below and illuminated mirror above and wc with concealed suite. Ceramic wall and floor tiling chrome ladder radiator, extractor fan and wall mounted matching storage unit.

**Gym** 20'2" x 18'7" with vaulted ceiling and two Velux windows, polished wood flooring window at front, French doors with Juliet balcony overlooking the rear garden and wall fitted safe.

**Family Bathroom/wc** with a white suite including whirlpool bath set in tiled surround with inset TV, wide wall mounted washbasin with drawers below and illuminated mirror above, corner shower and wc with concealed suite. Travertine wall and floor tiling and extractor fan.





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First and Second Floor

- Gallery Landing** with deep storage cupboard and linen cupboard.
  - Bedroom Two** 15' x 12'3" with fitted wardrobes and dressing table, laminate flooring and window to side and rear.
  - En-suite Shower Room/wc** (with Jack and Jill arrangement with Bedroom Three) white suite including wide shower, wall mounted wash basin with drawers below and illuminated mirror above and wc with concealed suite. Wall mounted cupboards and drawers ceramic wall and floor tiling, extractor and PIR lighting.
  - Bedroom Three** 14'9" x 10'2" with fitted wardrobes, dressing table and drawers, laminate flooring and windows at front and side.
  - Bedroom Four** 11'5" x 8' with fitted wardrobes and window to front.
- On the Second Floor.
- Bedroom Five/Games Room** 19' max x 17'9" max with sloping ceilings and some restricted head height, three Velux windows to the rear.
  - Boiler Room** with Worcester gas boiler and pressurised water cylinder. (The boiler was installed two years ago).





Outside

**Large Garage** 18'9" x 15'9" max with electric roller door, radiator, light, power, tiled floor and range of storage cupboards. Built in store room, single door to front. Full height integral dog run with washing facilities and hatch to external dog run.

**Mature Corner Gardens extending to approx 1/2 acre** with external lighting, paved patio with inset lighting, pathways, Astroturf lawns and a variety of mature trees including beech and maple (we understand these trees are subject to tree preservation orders). **Outside kitchen** with integrated BBQ, fridge and two outside Bose speakers.

**Large Shed.**

**Enclosed Dog Run.**

Guide Price: £1,000,000

Council Tax Band: G





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