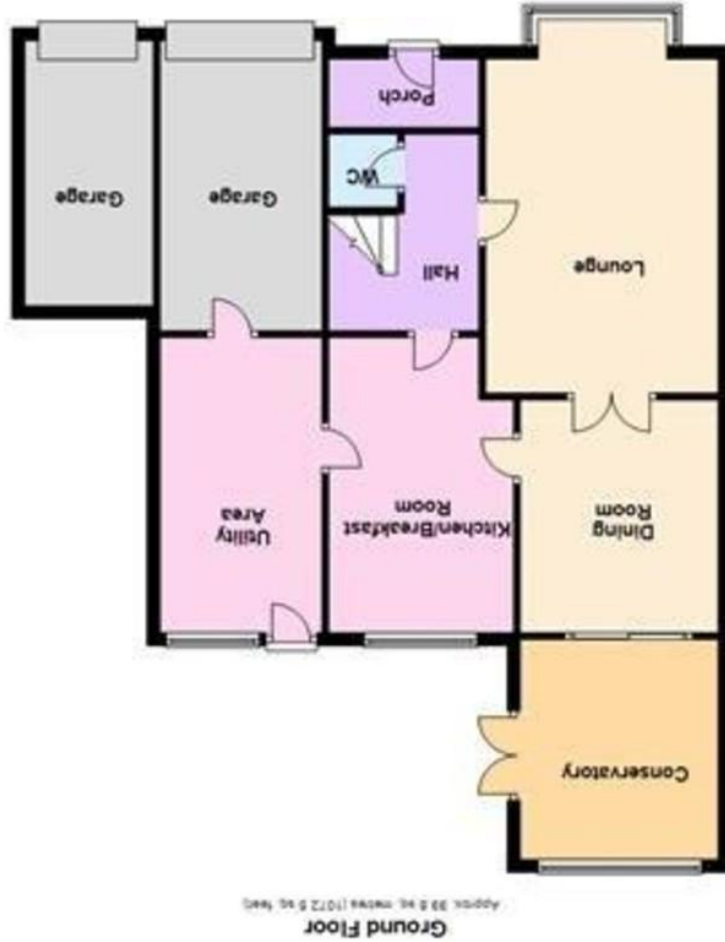
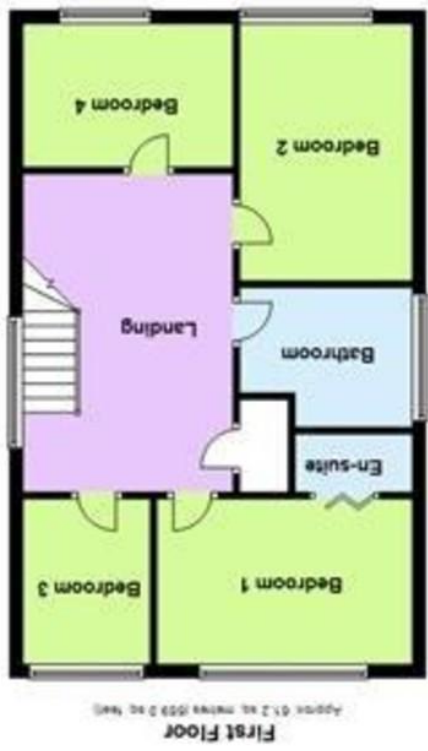


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 160.9 sq. metres (1731.5 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 (see printed leaflet for more details)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- FOUR BEDROOM DETACHED
- GARAGE AND ENCLOSED CAR PORT
- EN SUITE TO BEDROOM ONE
- TWO RECEPTION ROOMS
- CONSERVATORY
- UTILITY ROOM

Kingsleigh Drive, Castle Bromwich,  
 Birmingham, B36 9DQ

Offers Over £425,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Fantastic opportunity to acquire this spacious four bedroom detached home in one of the most sought after areas of Castle Bromwich. The property offers two reception rooms, breakfast kitchen, conservatory, utility area, bedroom one with en suite, three further bedrooms, garage and enclosed car port and fish pond in the garden. If you are a growing family or someone looking for spacious living please don't miss out. Located within 0.1 mile from Castle Bromwich Hall Gardens and less than 0.5 mile from local amenities. Call Green and Company now to arrange your viewing.

Block paved driveway for multiple vehicles and lawn area offering the opportunity to sit and enjoy the warm summer days, entering porch and door to:-

**HALL** With laminate flooring, radiator, stairs to first floor and doors to lounge, kitchen and wc.

**WC** With laminate flooring, window to front with blind, half wood panelling and wash basin.

**LOUNGE** 17' 10" x 12' (5.44m x 3.66m) Benefitting from box window to front with blind, gas feature fire with Portland stone surround and hearth, wall lights, radiator and French doors to:-

**DINING ROOM** 11' 5" x 10' 2" (3.48m x 3.1m) With wall lights, radiator, French doors to conservatory and door to kitchen.

**KITCHEN** 15' 1" max x 9' 6" (4.6m x 2.9m) With laminate flooring, metallic wall tiling under unit, range cooker, integrated fridge, wood units, window to rear and door to side, radiator.

**UTILITY** 13' 0" x 8' 4" (3.96m x 2.54m) With rear door and window, sink, plumbing for washing machine, laminate flooring, door to garage.

**CONSERVATORY** 11' 5" x 9' 10" (3.48m x 3m) French doors to garden, laminate flooring and window blinds.

**FIRST FLOOR LANDING** Spacious with window to side, blind and doors to bedroom one, two, three, four, bathroom and airing cupboard.

**BEDROOM ONE** 12' 11" x 8' 7" (3.94m x 2.62m) With fitted wardrobes, laminate flooring, window to rear and door to:-

**EN SUITE** With tiled flooring, shower cubicle, electric shower, mosaic effect tiling, radiator, wc and wash hand basin.

**BEDROOM TWO** 12' 10" x 7' 7" (3.91m x 2.31m) With window to front, laminate flooring, radiator.

**BEDROOM THREE** 9' 11" x 7' (3.02m x 2.13m) With fitted furniture and wardrobe, window to rear, laminate flooring, radiator.

**BEDROOM FOUR** 10' 8" x 9' 9" (3.25m x 2.97m) With window to front, laminate flooring, fitted wardrobe and radiator.

**BATHROOM** Tiled in a stone effect wall tile and feature border, laminate flooring, p-shaped bath with shower screen, spotlights, mixer shower, radiator, window to side.

**GARAGE** 17' 9" x 8' 9" (5.41m x 2.67m) With up and over door, lighting, electric and store cupboard  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**SIDE CARPORT/GARAGE** 16' 9" x 6' 7" (5.11m x 2.01m) With up and over door, lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Well tended and offers a relaxing space with fish pond, pergola, patio area, shed, block paved edging and access to side garage/car port.

Council Tax Band E - Solihull

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE, O2 and Three, limited for Three.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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