



76 Kingsleigh Drive, Castle Bromwich, B36 9DQ

£425,000

This detached family home situated in a sought after location briefly comprises porch, hallway, lounge/diner, breakfast kitchen with island, utility room, downstairs w/c, four bedrooms and family bathroom. There is an enclosed rear garden and a block paved driveway to the front leading to a large garage. Call now to view !

Approach

Via a block paved driveway providing ample parking.



Porch

Double glazed door and window to front, double glazed window to side, spotlight to ceiling.

Hallway

Stairs to first floor accommodation, radiator and wall light point.

Lounge/Diner

11'08 x 23'07 (3.56m x 7.19m)

Double glazed bay window to front, double glazed French doors to rear, two radiators and four wall light points.



Breakfast Kitchen

14'09 x 13 (4.50m x 3.96m)

Having a range of matching high gloss wall, base and drawer units, integrated fridge freezer, oven, microwave, dishwasher and gas hob with extractor hood over, stainless steel 11/2 sink unit with drainer and mixer tap, island with further storage below, radiator, double glazed window to rear, double glazed door leading to rear garden, understairs storage cupboard, radiator and spotlights to ceiling.



Utility

10'02 x 8'01 (3.10m x 2.46m)

Double glazed window and door to rear, base unit with stainless steel sink unit and drainer, plumbing and space for white goods and ceiling light point.



Downstairs W/C

Low level w/c, hand wash basin and ceiling light point.

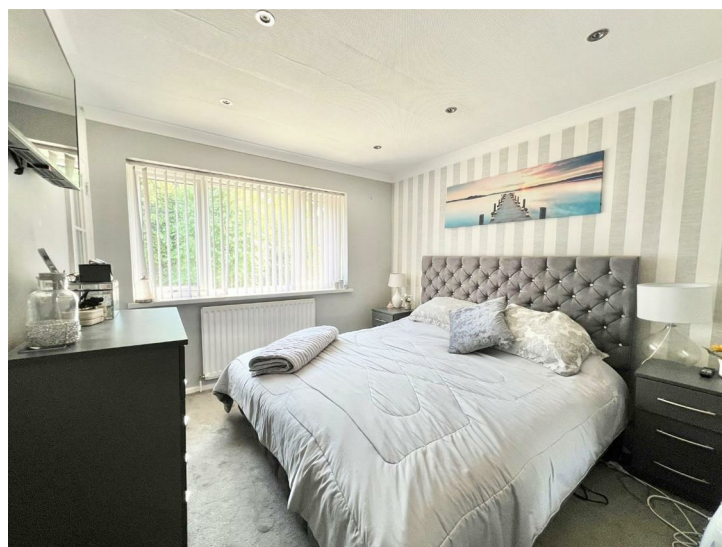
Landing

Loft access, storage cupboard and ceiling light point.

Bedroom One

10 x 10'07 (3.05m x 3.23m)

Double glazed window to front, built in wardrobe, radiator and spotlights to ceiling.



Bedroom Two

11'09 x 11'08 (3.58m x 3.56m)

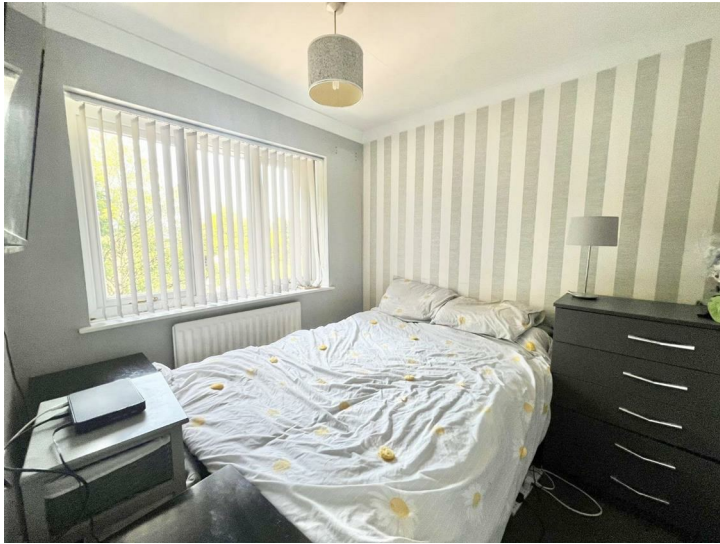
Double glazed window to front, radiator and ceiling light point.



Bedroom Three

8'07 x 7'11 (2.62m x 2.41m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Four

9'07 x 6'05 (2.92m x 1.96m)

Double glazed window to rear, storage cupboard, radiator and ceiling light point.

Family Bathroom

Two double glazed windows to rear, low level w/c and wash hand basin set in vanity unit, panelled bath with shower over, radiator and spotlights to ceiling.



Garden

Decked patio area, mainly laid to lawn and enclosed to neighbouring boundaries.



Garage

15'08 x 17 (4.78m x 5.18m)

Having electric door to front, three ceiling light points, and power points.

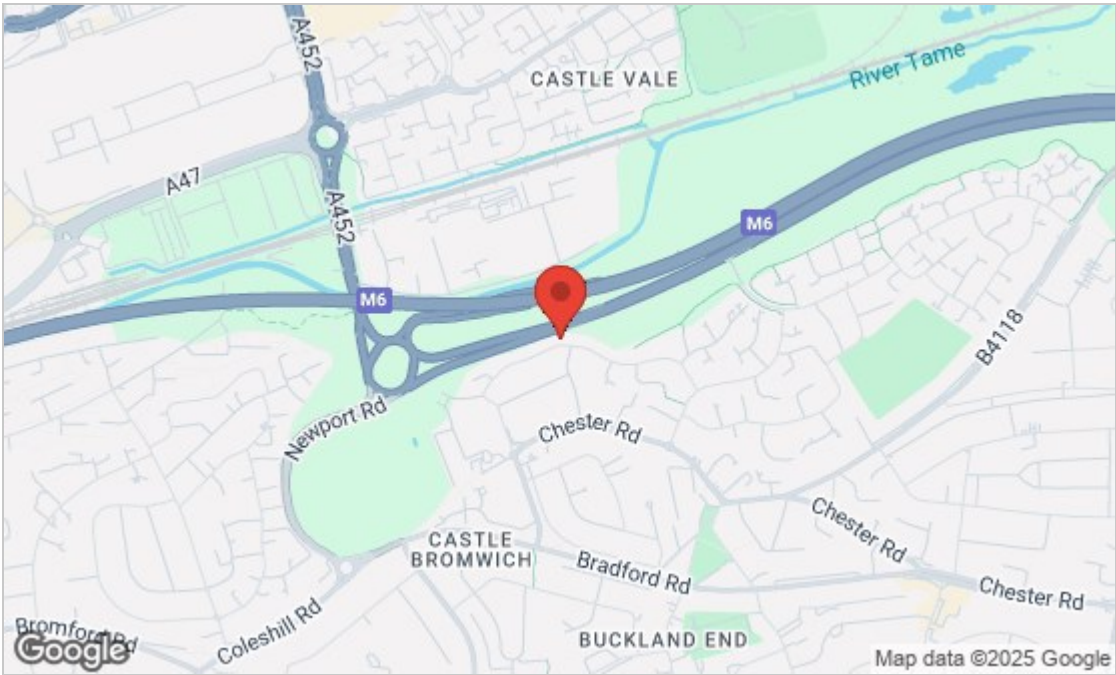


Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - D
EPC Rating - TBC



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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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