



84 Kingsleigh Drive, Castle Bromwich, B36 9SB

Offers over £435,000

This extended detached home briefly comprises hallway, lounge, kitchen/diner/family room, utility room, space for downstairs w/c, four bedrooms and family bathroom. There is a garage and driveway to the front. This property would make a lovely family home.

Approach

Via Driveway with off road parking



Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and spot lights to ceiling



Lounge

18'9 max into bay x 10'6 (5.72m max into bay x 3.20m)
Double glazed bay window to front, media wall, radiator and spot lights to ceiling.



Kitchen/Diner/Family Room

25'2 x 26'1 (7.67m x 7.95m)

Double glazed bifold doors to rear, four double glazed windows to side, 2 lanterns, wall base and drawer units, island, integrated full length fridge and freezer, dishwasher, washing machine, oven and microwave oven, flour ring induction hob, sink with drainer and mixer tap, underfloor heating in the extension, radiator and spot lights to ceiling.



Utility

6'8 x 6'5 min (2.03m x 1.96m min)

Double glazed window to side, wall mounted central heating boiler and ceiling light point.

Space for Downstairs W/C

Double glazed window to front, plumbing for W/C

Landing

Loft access with loft ladder, storage cupboard and ceiling light point.

Bedroom One

10'6 x 10'6 (3.20m x 3.20m)

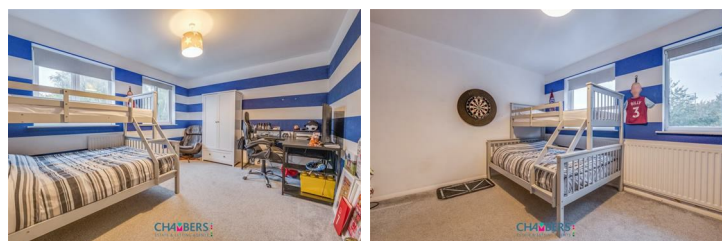
Double glazed window to front, space for potential ensuite, radiator and ceiling light point.



Bedroom Two

14'6 x 10'7 (4.42m x 3.23m)

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



Bedroom Three

14'3 x 11'1 (4.34m x 3.38m)

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



Bedroom Four

14'4 x 7'3 (4.37m x 2.21m)

Two double glazed windows to front, radiator and ceiling light point.



Bathroom

Double glazed window to side, Low level W/C and hand wash basin in vanity unit, double shower enclosure, freestanding bath, heated towel rail and spot lights to ceiling



Rear Garden

Mainly laid to lawn, patio area, gated access to the front and enclosed to neighbouring boundaries.

Garage

Up and over door and power points.

Further Information

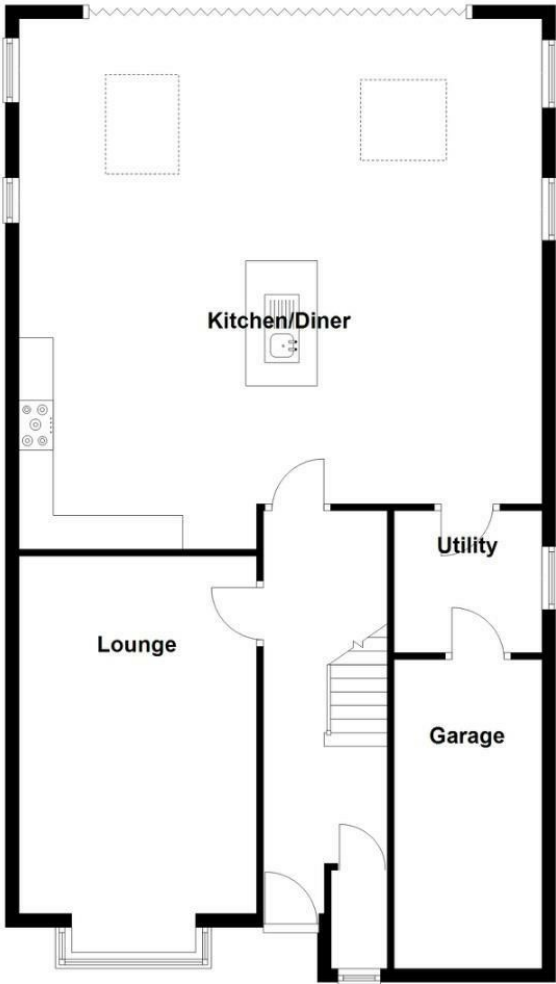
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - E
EPC Rating - B

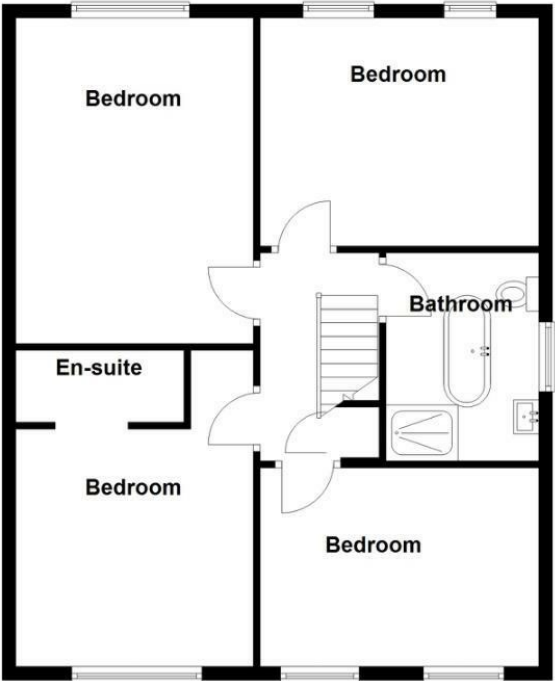
Ground Floor

Approx. 103.9 sq. metres (1118.3 sq. feet)

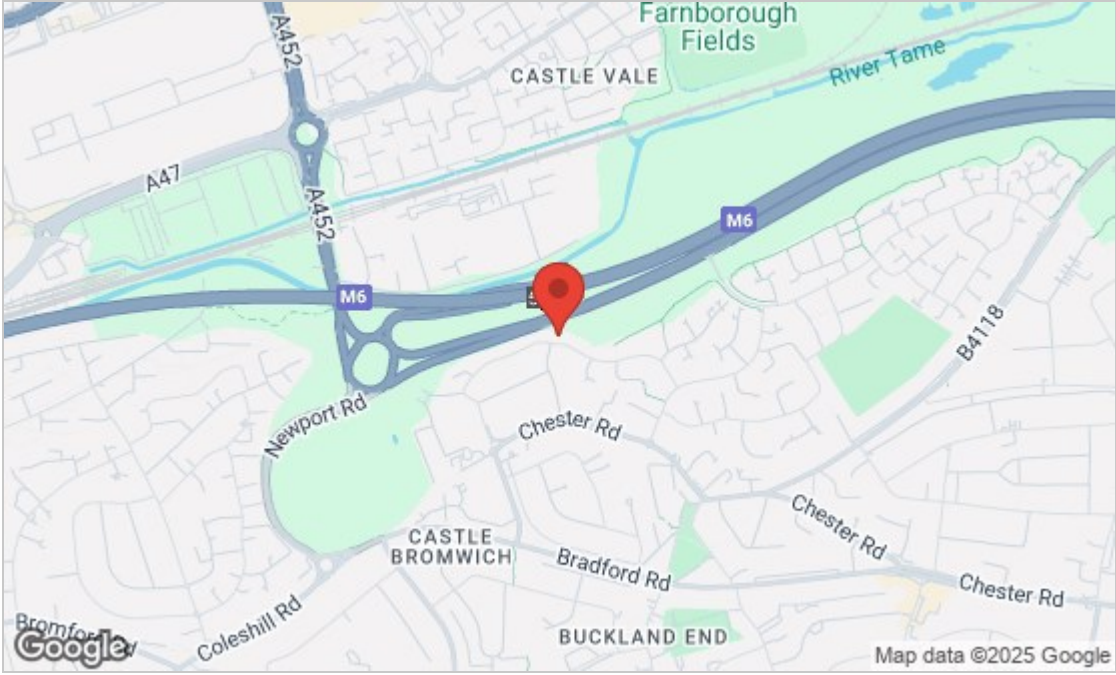


First Floor

Approx. 73.1 sq. metres (787.0 sq. feet)



Total area: approx. 177.0 sq. metres (1905.3 sq. feet)



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		
	82	83
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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