



**Kingsleigh Drive, Birmingham B36 9DY**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Kingsleigh Drive, Birmingham**

**\*\*WELL PRESENTED DETACHED PROPERTY\*\*SELF CONTAINED ANNEXE WITH BEDROOM, SHOWER ROOM AND KITCHENETTE\*\*LOUNGE AND SEPARATE DINING ROOM\*\*CONSERVATORY\*\*FITTED KITCHEN\*\*FOUR BEDROOMS\*\*DRIVEWAY\*\*REAR GARDEN\*\* VIEWING RECOMMENDED\*\***

### **Agent Note**

Council Tax Band D.

### **Entrance Hall**

Stairs to first floor, door to lounge, laminate floor, radiator and ceiling lightpoint.

### **Wc**

Double glazed window to side, low level wc, vanity sink and ceiling lightpoint.

### **Lounge**

14' 6" x 13' ( 4.42m x 3.96m )

Double glazed window to front, feature fireplace, laminate floor, arch to dining room, radiator and ceiling lightpoint.

### **Dining Room**

12' 2" x 10' 9" ( 3.71m x 3.28m )

Double glazed window and double doors to conservatory, coving, laminate floor, radiator and ceiling lightpoint.

### **Kitchen**

20' 6" x 8' 8" ( 6.25m x 2.64m )

Double glazed window to side, double glazed doors, cupboard, draw units, roll top work surfaces, one and half sink and drainer, hob, two ovens, plumbing for dishwasher and tiled floor.

### **Anexe**

10' 8" x 8' 6" ( 3.25m x 2.59m )

Double glazed window and door to front, radiator, tiled floor.

### **Conservatory**

11' 1" x 10' 1" ( 3.38m x 3.07m )

Double glazed double doors to rear, double glazed window to side, tiled floor and ceiling lightpoint.

### **Utility**

9' 2" x 5' 5" ( 2.79m x 1.65m )

Double glazed window to rear, double glazed door to garden, plumbing for washing machine.

### **Downstairs Shower**

Double glazed window to side, low level wc, vanity sink, walk in shower, tiled walls and floor,

### **Landing**

Double glazed window to side, door to airing cupboard, loft access and ceiling lightpoint.

### **Bedroom One**

13' 1" x 10' 6" ( 3.99m x 3.20m )

Double glazed window to front, coving, fitted wardrobes, door to en suite, radiator and ceiling lightpoint.

### **En Suite**

Shower cubicle, vanity sink, storage, tiled walls and floor and spotlights.

### **Bedroom Two**

10' 6" x 9' 9" ( 3.20m x 2.97m )

Double glazed window to rear, coving, radiator and ceiling lightpoint.

### **Bedroom Three**

9' 4" x 7' 2" ( 2.84m x 2.18m )

Double glazed window to rear, coving, radiator and ceiling lightpoint.

### **Bedroom Four**

10' 6" max x 9' 3" max ( 3.20m max x 2.82m max )

Double glazed window to front, coving, radiator and ceiling lightpoint.

### **Bathroom**

Double glazed window to side, Jacuzzi bath, vanity sink, low level wc, heated towel rail, tiled walls and floor and spotlights.

### **Rear Garden**

Raised block paved patio, lawn, steps, enclosed fence and gate to side.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Kingsleigh Drive,**  
**Birmingham**

- WELL PRESENTED DETACHED PROPERTY
- FOUR BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY
- SELF CONTAINED ANNEXE

Tenure: Freehold EPC Rating: D

**£450,000**



**check out more properties at [shipways.co.uk](http://shipways.co.uk)**



Property Ref:  
CAB111455 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Not for marketing purposes INTERNAL USE ONLY**



**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



**[shipways.co.uk](http://shipways.co.uk)**