



Kingsleigh Drive, Castle Bromwich
Birmingham, B36 9DQ

£375,000

Castle Bromwich

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Paul Carr Estate Agents are welcoming to the market an amazing opportunity to purchase a family home with lots of potential. Perfect for first-time buyers and investors.

The property consists of a driveway, amazing family lounge, extended conservatory and dining room. The kitchen has an array of wall and base units and space for suitable appliances. Completing the ground floor is a useful shower room and integral garage.

Heading upstairs to the first floor you are presented with four good-sized bedrooms. The family shower room consists of a shower cubicle, hand wash unit and a separate WC.

Externally, the home has a private rear garden with a paved patio, lawned area and shrubs to the perimeter.

Offered for sale with the added benefit of no upward chain, viewing this home is highly recommended.





Property Specification

AMAZING POTENTIAL
FOUR BEDROOMS
PRIVATE GARDEN
LARGE GARAGE
POPULAR LOCATION

Lounge 6.80m (22'4") max x 3.60m (11'10")

Kitchen 4.10m (13'5") x 3.18m (10'5")

Conservatory 4.10m (13'5") x 2.42m (7'11")

Dining Room 4.10m (13'5") x 2.00m (6'7")

Shower Room 2.85m (9'4") x 1.22m (4')

Bedroom 1 4.32m (14'2") x 3.52m (11'6")

Bedroom 2 3.52m (11'6") x 3.00m (9'10")

Bedroom 3 2.70m (8'10") x 2.50m (8'2")

Bedroom 4 3.49m (11'5") x 2.10m (6'11")

Shower Room 2.21m (7'3") x 1.80m (5'11")

WC 2.21m (7'3") x 1.21m (4')

Garage 5.62m (18'5") x 2.42m (7'11")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 18th June 2024

Viewer's Note:

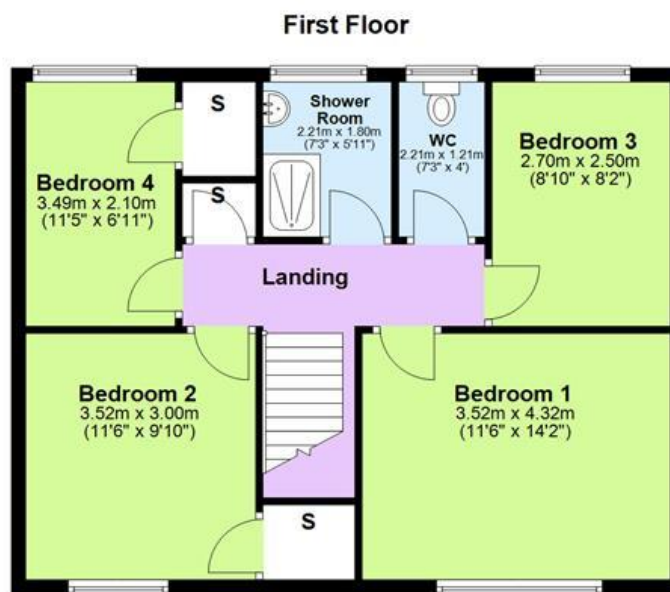
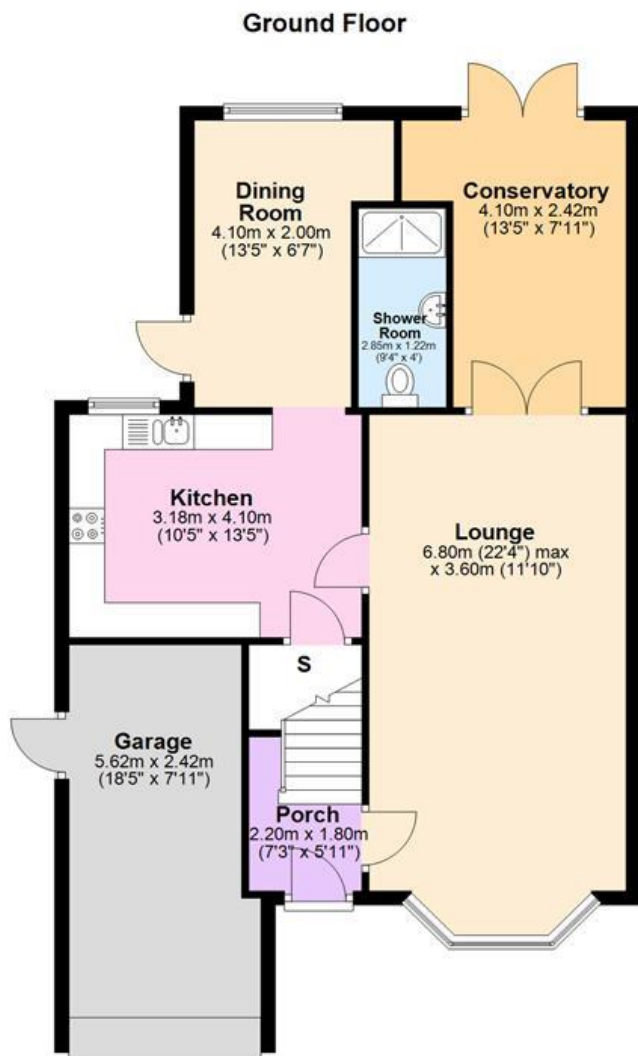
Services connected: Water, gas, electric and drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

