



Kingsleigh Drive, Birmingham







## Property Description

Burchell Edwards are pleased to offer this unique opportunity to own a five bedroom detached home on one of the most sought after roads in Castle Bromwich village close to the historic Castle Bromwich Hall, Gardens and parish church. This modern family home has been tastefully extended providing ample space for modern day living. Downstairs the property consists of a lounge/diner, downstairs W/C, modernised kitchen, utility area and secondary living space which is great for another sitting area or home office.

Upstairs the property has five very good size bedrooms, some of which contain fitted furniture, a family bathroom along with a shower room. The garden space is well maintained and private from the rear giving that lovely private home feel when enjoying those summer days and nights. The property is fully double glazed and gas central heated throughout

The location of this family home gives great access to local schooling, makes commuting easy with access to both the M6 and M42 and you are certainly not left short on local amenities.

## Entrance Porch

Double glazed windows to front and side elevations, door to front elevation and laminate flooring.

## Entrance Hallway

Door to front elevation, laminate flooring, central heating radiator and under stairs storage.

## W.C

Double glazed window to front elevation, W.C, wash hand basin and laminate flooring.

## Lounge/ Dining Room

30' 2" into bay x 11' 11" max ( 9.19m into bay x 3.63m max )

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, carpet and two central heating radiators.

## Kitchen

15' 1" x 9' 5" ( 4.60m x 2.87m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, dual fuel range cooker and stainless steel cooker hood, tiled flooring, spotlights and central heating radiator.

## Utility Room

9' 7" x 7' 10" ( 2.92m x 2.39m )

Double glazed door and window to rear elevation, a range of wall and base units with work surface over, gas hob, tiled flooring, central heating radiator and tiling to splash prone areas.

## Office/ Sitting Room

20' 4" x 8' 1" ( 6.20m x 2.46m )

Double glazed window to front elevation, double glazed door to side elevation, carpet and central heating radiator.

## Landing

Carpet, loft access and storage cupboard.

## Bedroom One

11' 7" max x 13' ( 3.53m max x 3.96m )  
Double glazed window to rear elevation,  
carpet and central heating radiator.

## Bedroom Two

10' 8" x 10' 2" ( 3.25m x 3.10m )  
Double glazed window to front elevation,  
carpet and central heating radiator.

## Bedroom Three

7' 3" x 9' 9" ( 2.21m x 2.97m )  
Double glazed window to front elevation,  
carpet, central heating radiator and fitted  
wardrobes.

## Bathroom

Double glazed window to side elevation,  
freestanding bath with mixer taps, W.C, wash  
hand basin, heated towel rail, spotlights,  
extractor, tiled flooring and tiling to splash  
prone areas.

## Bedroom Four

13' 9" x 8' 2" ( 4.19m x 2.49m )  
Double glazed window to front elevation, fitted  
wardrobes, carpet and central heating  
radiator.

## Bedroom Five

9' 11" x 7' ( 3.02m x 2.13m )  
Double glazed window to rear elevation,  
carpet and central heating radiator.

## Shower Room

Double glazed window to rear elevation,  
shower cubicle, wash hand basin, W.C,  
central heating radiator, extractor fan, tiled  
flooring and tiling to splash prone areas.

## Front Garden

Driveway with off road parking for three  
vehicles and shrub planting.

## Rear Garden

Patio, lawn, rendered block built storage  
shed, outside tap and sockets and side  
access.



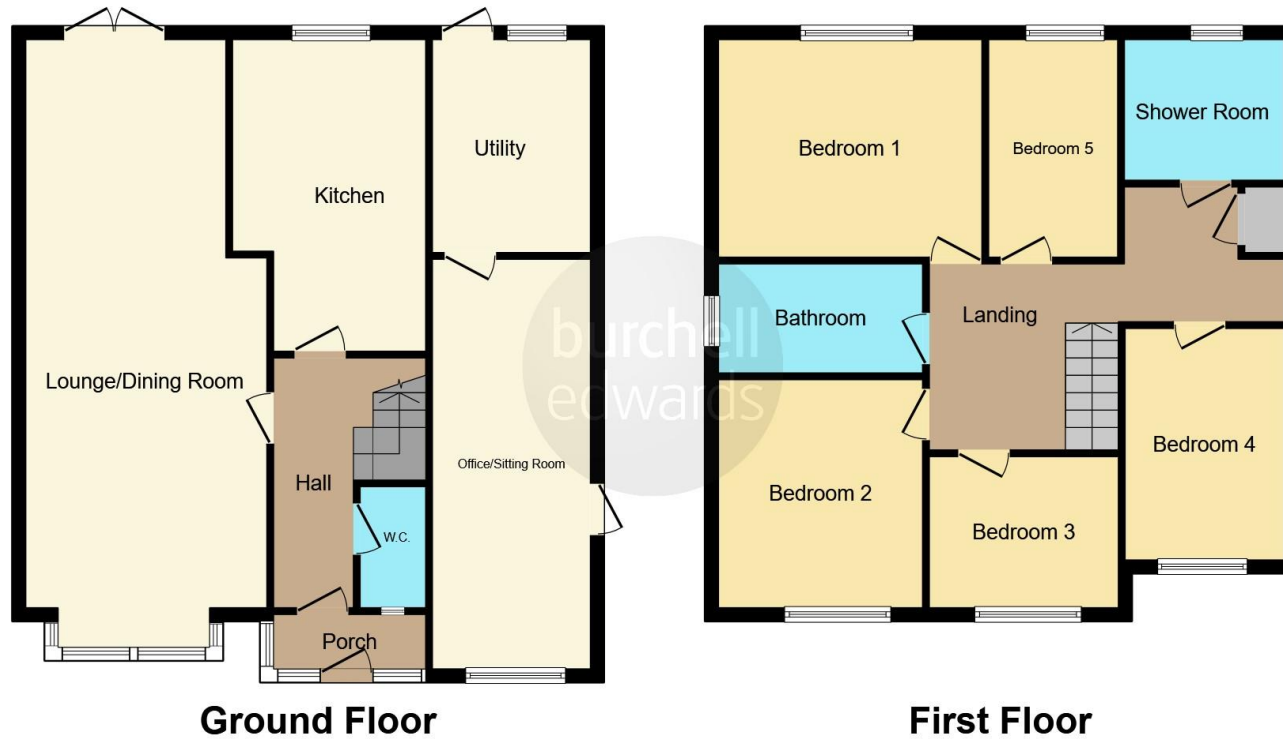












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**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Freehold

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