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72 Kingsleigh Drive, Castle Bromwich, B36 9DQ
£400,000

Extremely well presented detached property in the popular location of Castle Bromwich, In brief the property comprises porch, entrance hallway, lounge, breakfast kitchen, utility, downstairs wc, four bedrooms, bathroom, garden, off road parking and garage. The property also benefits from double glazing & central heating (both where specified) and NO CHAIN.

Approach
Driveway providing off road parking.

Porch
Double glazed with door to fore and wall light point.

Entrance Hallway
Door to fore, radiator, ceiling light point and stairs to first floor accommodation.

Lounge
16'7" max x 11'5" min x 20'2" (5.05m max x 3.48m min x 6.15m)
Double glazed bay window to fore, two radiators, media wall, inset ceiling spotlights and storage cupboard.

Kitchen
18'9" x 11'9" (5.72m x 3.58m)
Having a range of matching wall, base and drawer units, quartz worktops, integrated bin, fridge freezer, oven, extractor and electric hob all brand new and unused. French doors and window to rear, two skylights and radiator.

Utility Area
7'8" max x 4'3" min (2.34m max x 1.30m min)
Double glazed window to rear, sink with mixer tap over, base units, space for whites goods and inset ceiling spotlights.

Downstairs WC
Low level wc and inset ceiling spotlights.

Landing
Inset ceiling spotlights and access to loft.

Bedroom One
10'11" x 11'2" (3.33m x 3.40m)
Double glazed window to fore, radiator and inset ceiling spotlights.

Bedroom Two
9'4" x 9'10" (2.84m x 3.00m)
Double glazed window to fore, radiator, inset ceiling spotlights and storage cupboard.

Bedroom Three
8'1" x 7'4" (2.46m x 2.24m)
Double glazed window to rear, radiator and ceiling light point.

Bedroom Four
9'2" x 5'10" (2.79m x 1.78m)
Double glazed window to rear, radiator and ceiling light point.

Bathroom
Double glazed window to rear, bath, sink set in vanity unit, heated towel rail, shower cubicle with shower over and quartz seat.

Rear Garden
Mainly laid to lawn and enclosed to boundaries.

Garage
Up and over door, brand new wall mounted boiler and consumer unit and ceiling light point.

Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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 - D
EPC Rating - D

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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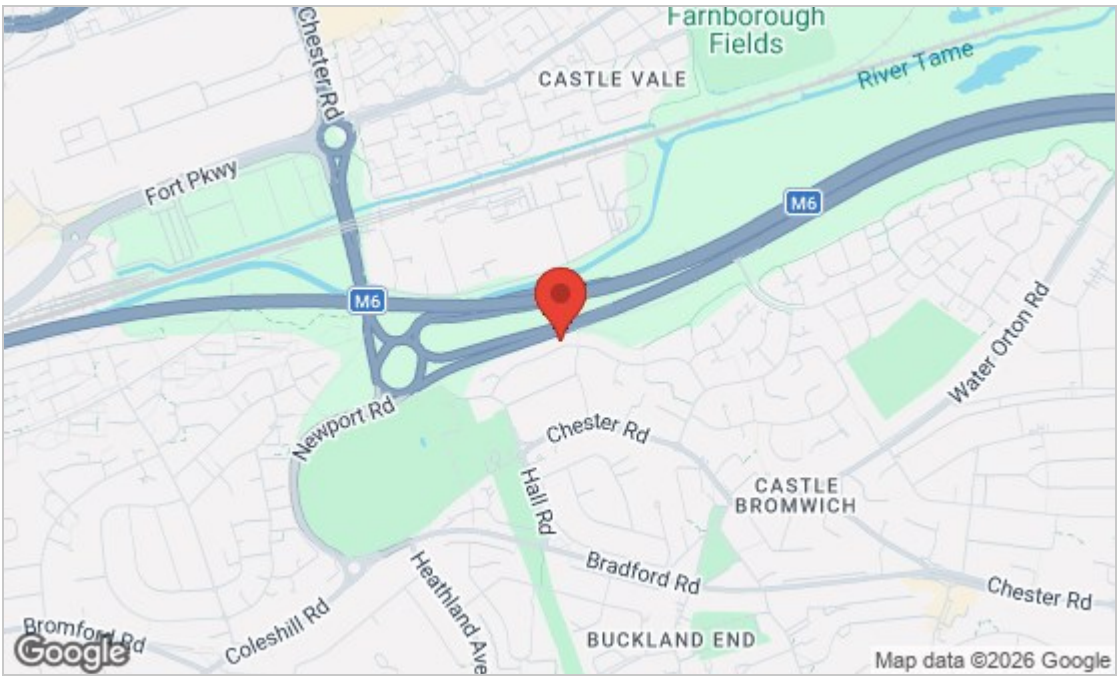

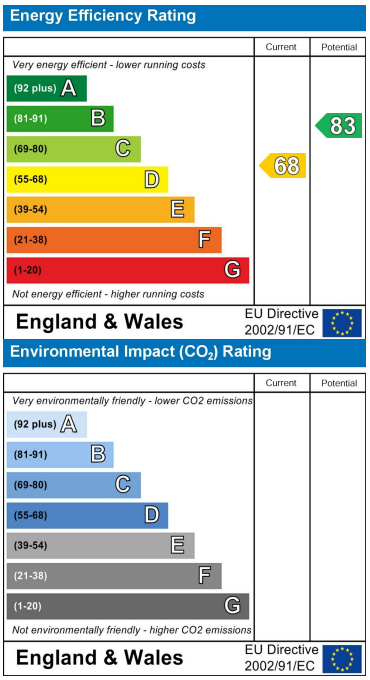

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