



3 Kingscote Road, Birmingham

£1,025,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial four bedroom detached family home for sale. Located on the ever popular Kingscote Road, the property benefits from a full width rear extension and sizeable plot. Boasting an in and out driveway, with welcoming entrance porch and open stairs hallway. Modern lounge, benefitting from working stove, extended open plan kitchen diner and family room, with featured central island, integrated appliances and underfloor heating. Bi-fold doors give access to the bright and spacious conservatory, leading out to a sociable decked area and private rear garden.

Further benefitting downstairs is a utility room, guest WC and internal access to the garage.





Entrance Porch

Spacious and welcoming entrance porch with partially glazed front door and windows to the front and side elevation. Ceiling light point and tiled flooring.

Lounge

Open style lounge, with traditional wooden bannister leading to the first floor. Original stained glass window and bay window to the front elevation. Feature open fireplace and working burner, further with stained glass window to the side elevation. Carpeted flooring, two ceiling light point and two central heating radiators.



Family Room

Being open plan with the kitchen diner, the family room offers ample space for socialising or spending time as a family. Access either via the hallway or double doors from the front lounge. Carpeted flooring continues through, with ceiling light points and spotlights.





Kitchen Diner

Modern open plan kitchen diner, benefitting from the rear extension allowing for feature kitchen island. Offering ample storage cupboard, gas hob and wine fridge. The fitted kitchen boasts a range of integrated appliances, including oven, microwave and fridge freezer. Tiled flooring, complete with underfloor heating and access to the utility room.

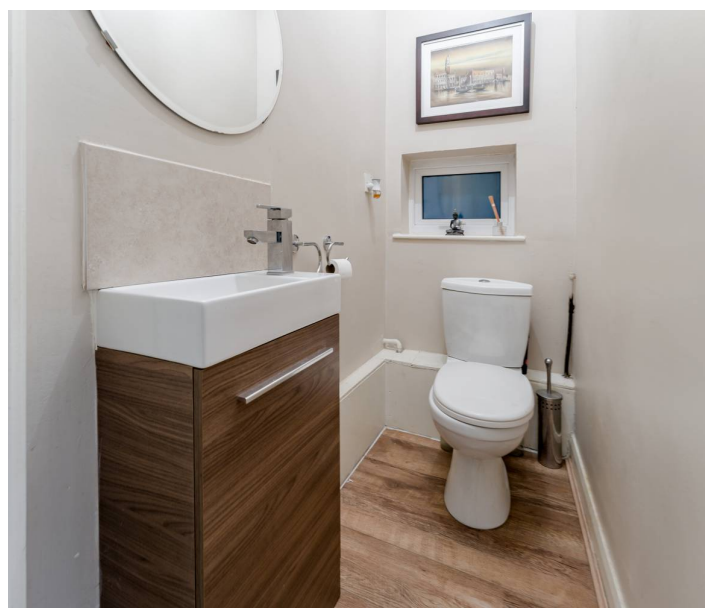
Utility Room

Convenient utility area with storage cupboards, plumbing and space for freestanding cooker. Ceiling light point, central heating radiator and extractor fan.



Guest WC

Low level flush WC, vanity unit, ceiling light point and obscure glazed side window.





Conservatory

Bi-fold doors lead into the modern and spacious conservatory giving views across the garden. With sliding patio door and further patio doors giving access to all angles. Ceiling light point and fan, central heating radiator and tiled flooring.

Master Bedroom

Extensive master bedroom offering ample storage within fitted wardrobes. Window to the front elevation, carpeted flooring, central heating radiator and access to en-suite.

En-suite Shower

Convenient shower room, with additional vanity unit, ceiling light point and radiator.



Bedroom Two

Double bedroom with window to the rear elevation, carpeted flooring, central heating radiator and ceiling light point.





Bedroom Three

A further double bedroom offering dual aspect windows to the front and side elevation. Carpeted flooring, ceiling light point and central heating radiator.

Bedroom Four

A further double bedroom, currently being used as a home office. With window to the rear elevation, ceiling light point, central heating radiator and carpeted flooring.

Bathroom

Modern family bathroom housing large fitted bath, and shower attachment. Separate walk in shower cubicle and combi WC, vanity unit, offering ample storage. Two windows to the rear elevation, ceiling spotlights, tiled flooring and partially tiled walls.

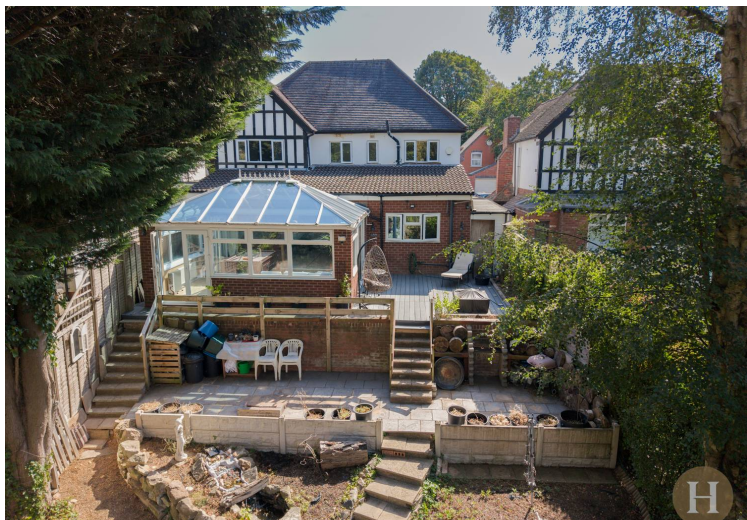
Loft

Accessed via pull down loft hatch, spacious fully boarded loft offering excellent storage, good head height and lighting. Further allowing the potential to develop, subject to the necessary planning.

Garden

Private landscaped garden, boasting decked seating area, with steps down to a further paved patio area. Leading down through rockery and bedding area to a lawned area and further patio. Throughout the garden boasts trees and mature shrubs.





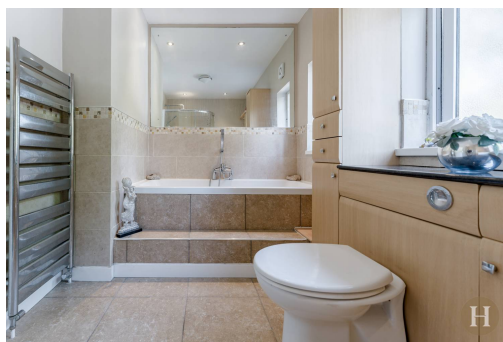
Council Tax band: F

Tenure: Freehold

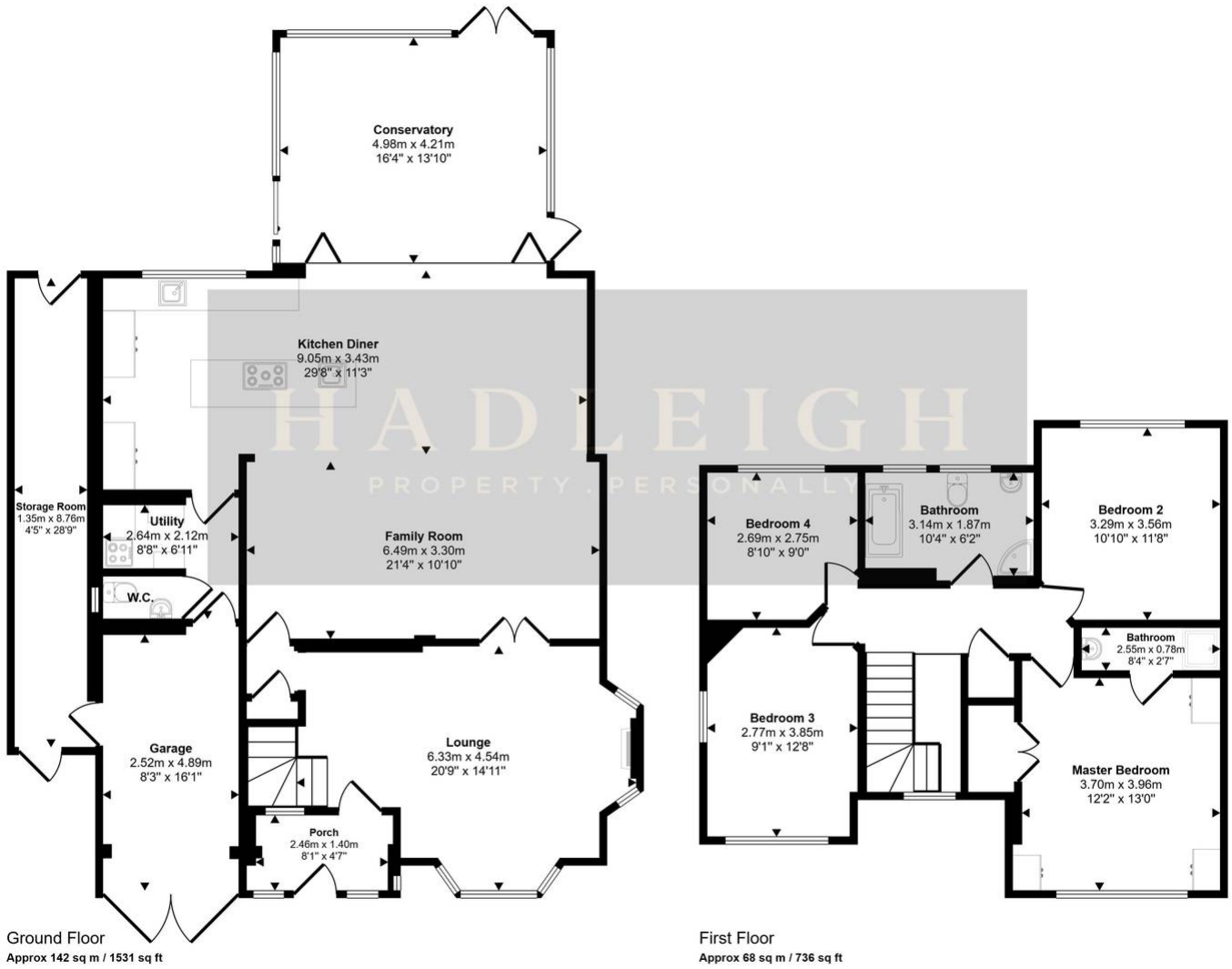
Energy Performance Certificate: TBC



- Four bedroom detached home
- Sought-after location
- In & out driveway with garage
- Underfloor heating
- Conservatory with bi-fold doors
- Open plan kitchen/diner & family room



Approx Gross Internal Area
211 sq m / 2267 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.