



Kingsleigh Drive
Birmingham

burchell
edwards

Kingsleigh Drive Birmingham B36 9DY

for sale offers over
£310,000



Property Description

Situated on the ever-popular Kingsleigh Drive, Castle Bromwich, this well-presented three-bedroom semi-detached residence offers spacious and practical accommodation throughout whilst offering great potential to extend further (STPP), making it an excellent choice for families and buyers seeking a home in a highly desirable location.

The ground floor comprises a welcoming entrance hallway, a bright and spacious living room, and a well-appointed kitchen providing ample storage and workspace. The layout is designed to offer comfortable day-to-day living while also providing excellent space for entertaining guests and family gatherings.

To the first floor, the property benefits from three well-proportioned bedrooms and a family bathroom, all presented to a good standard throughout.

Externally, the property enjoys a private rear garden, offering an ideal space for outdoor relaxation, children's play, or al fresco dining during the warmer months. To the front, the property benefits from off-road parking and attractive kerb appeal.

Ideally positioned within easy reach of a wide range of local amenities, highly regarded schools such as a short walk from St Mary and St Margaret primary, shops, and public transport links, the property also offers convenient access to Birmingham City Centre, the Midlands motorway network, and Birmingham Airport along with Castle Bromwich Hall hotel and gardens. early viewing is highly recommended.

Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation, central heating radiator and under stairs storage cupboard.

W.C Ground Floor

Double glazed opaque window to side elevation, W.C, wash hand basin, laminate flooring and central heating radiator.

Lounge

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

Living Room

Open plan to lounge and dining room with laminate flooring.

Dining Room

Double glazed patio doors to rear elevation, double glazed windows to rear elevation, two Velux windows, spotlights, electric radiator, laminate flooring, open plan to lounge and living room.

Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric double oven, tiling to splash prone areas, spotlights, space and plumbing for washing machine, open plan.

Landing

Double glazed window to side elevation, carpet and loft access, partially boarded.

Bedroom One

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin with vanity unit, heated towel rail, tiled flooring and tiling to splash prone areas.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Lawned area, paved patio, shrubs and plants.

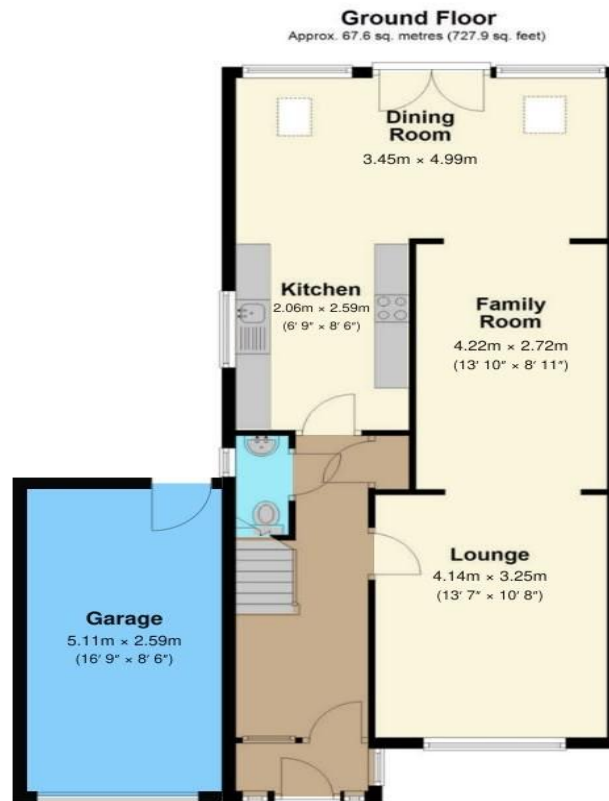
Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 116.8 m² (1,257 sq.ft.) approx, excluding garage

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).
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To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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