



86 Kingsleigh Drive, Birmingham, B36 9SB

Offers in excess of £400,000

This modern detached property in the heart of Castle Bromwich briefly comprises hallway, lounge/dining room, breakfast kitchen, downstairs w/c, three double bedrooms and family bathroom. There is an enclosed rear garden and driveway to the front providing ample parking and leading to garage. This property should be viewed to appreciate the size of property on offer.

Approach

Block paved driveway to front leading to garage.



Hallway

Double glazed door to front, door to garage, radiator, stairs to the first floor accomodation, double opening doors to the lounge.

Downstairs W/C

Double glazed window to side, low level w/c, store cupboard and ceiling light point.

Lounge/Dining Area

34'06 x 12'05 (10.52m x 3.78m)

Double glazed bay window to front, double glazed patio to rear garden, gas fire with decorative fire surround, two radiators and two ceiling light points.



Kitchen/Diner

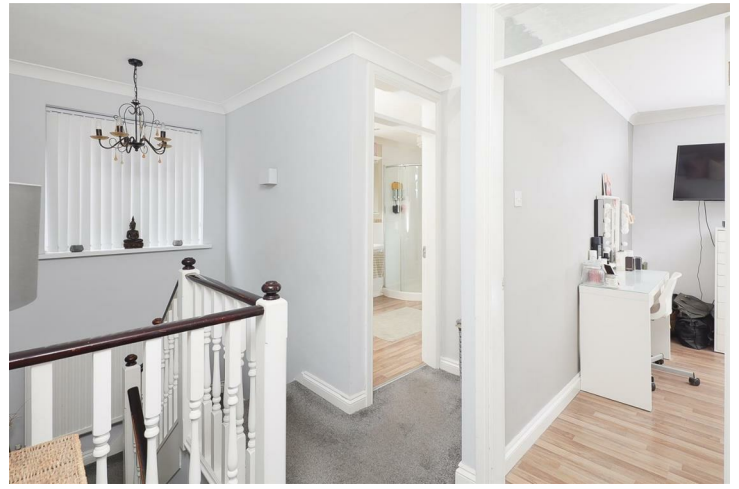
11'06 x 12'06 (3.51m x 3.81m)

Having a range of matching wall, base and drawer units, integrated fridge/freezer, dishwasher, gas hob, double oven, space for white goods, wall mounted central heating boiler, double glazed window to rear, double glazed door to side, radiator and spotlights to ceiling.



Landing

Double glazed window topped, loft access and ceiling light point.



Bedroom One

16'03 to robes x 12'05 (4.95m to robes x 3.78m)

Double glazed window to front, built in wardrobes, radiator and ceiling light point.



Bedroom Two

13'08 x 11'07 (4.17m x 3.53m)

Double glazed window to rear, built in wardrobes, radiator and ceiling light point.



Bedroom Three

12'06 x 12'01 (3.81m x 3.68m)

Double glazed window to front, radiator and ceiling light point.



Family Bathroom

Double glazed window to rear, wash hand basin, low level w/c, shower cubicle with shower, corner bath with jets, airing cupboard, radiator and spotlights to ceiling and ceiling light point.



Garage

Door to front and light point

Office

Double glazed window to side and ceiling light point.

Rear Garden

Raised decked patio area, mainly laid to lawn and enclosed to neighbouring boundaries.



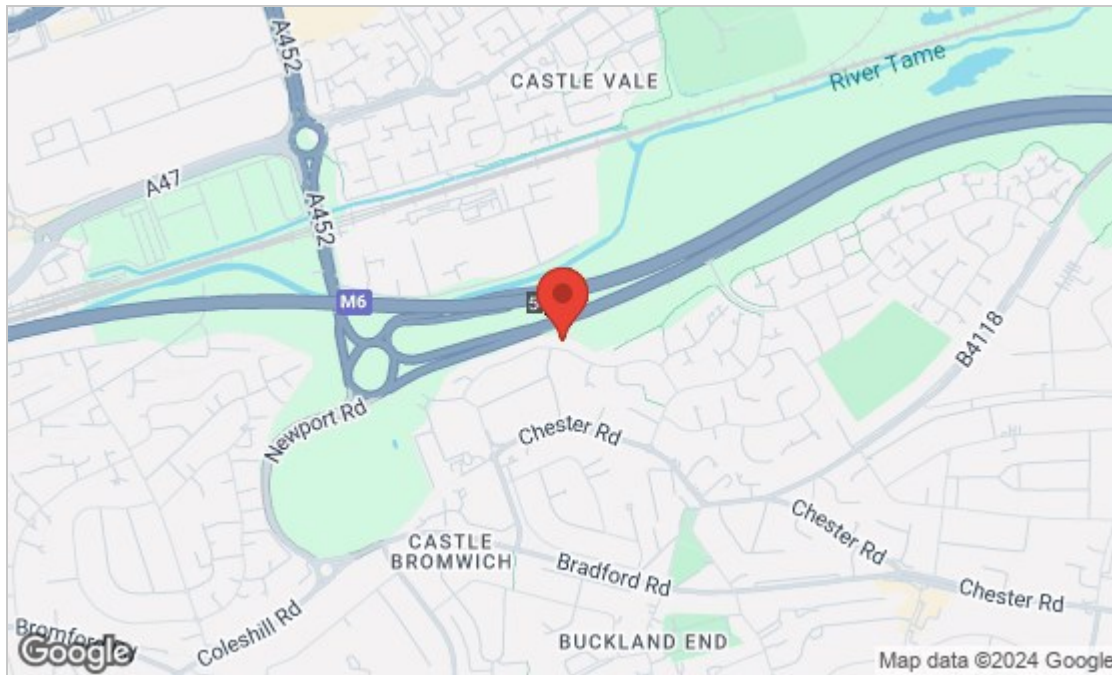
Further Information

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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 Band - E

EPC Rating - TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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