



## 110 Kingsleigh Drive, Birmingham, B36 9DY

**£325,000**

This well presented extended semi detached home situated in Castle Bromwich briefly comprises porch, hallway, lounge, dining room, kitchen, downstairs w/c, three bedrooms and family bathroom. There is a driveway to the front leading to the side garage and an enclosed rear garden. This is an ideal family home and should be viewed.

## Approach

Via block paved driveway with ample off road parking.

## Porch

Double glazed door and windows to front, double glazed window to side.

## Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point.



## Downstairs WC

Low level wc, wash hand basin and ceiling light point.

## Reception Room One

13'7 x 10'8 (4.14m x 3.25m)

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



## Reception Room Two

13'10 x 8'11 (4.22m x 2.72m)

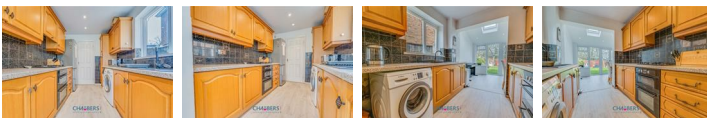
Radiator and ceiling light point.



## Kitchen

6'9 x 8'6 (2.06m x 2.59m)

Double glazed window to side, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated oven, integrated gas hob with extractor over, plumbing for washing machine, space for white goods and spot lights to ceiling.



## Family Room

Double glazed bifold doors and windows to rear, skylights, inset ceiling spotlights and radiator.



## Landing

Double glazed window to side, loft access and ceiling light point.



## Bedroom One

14'10 x 10'5 (4.52m x 3.18m)

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



## Bedroom Two

11 max x 10'5 (3.35m max x 3.18m)

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



## Bedroom Three

8'10 x 5'11 (2.69m x 1.80m)

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



## Bathroom

Double glazed obscured window to rear, p shaped bath with shower over, low level w/c, hand wash basin in vanity unit, heated towel rail and spot lights to ceiling.



## Rear Garden

Side access to garage, mostly laid to lawn, rear paved area and enclosed to neighbouring boundaries.



## Garage

Up and over door

## 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.

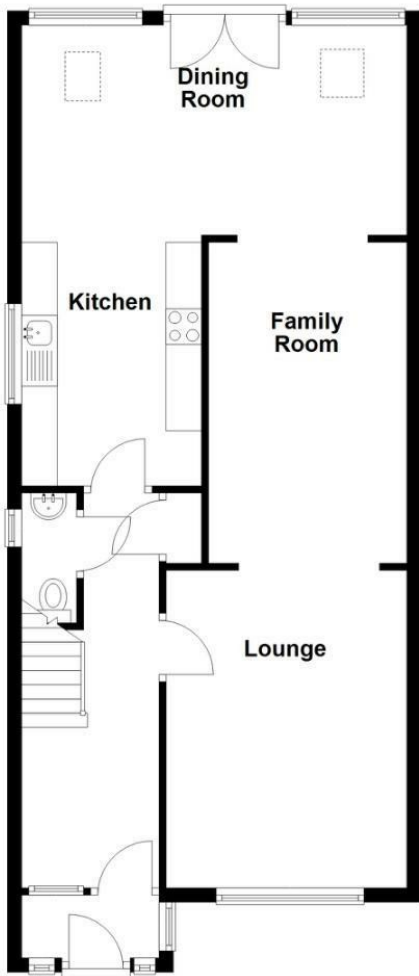
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: C

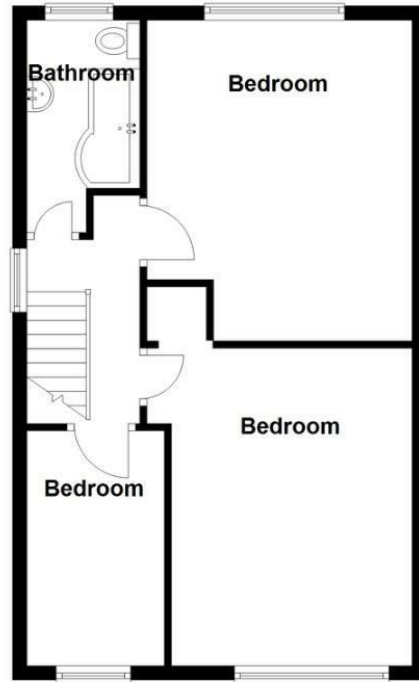
### Ground Floor

Approx. 67.6 sq. metres (727.9 sq. feet)

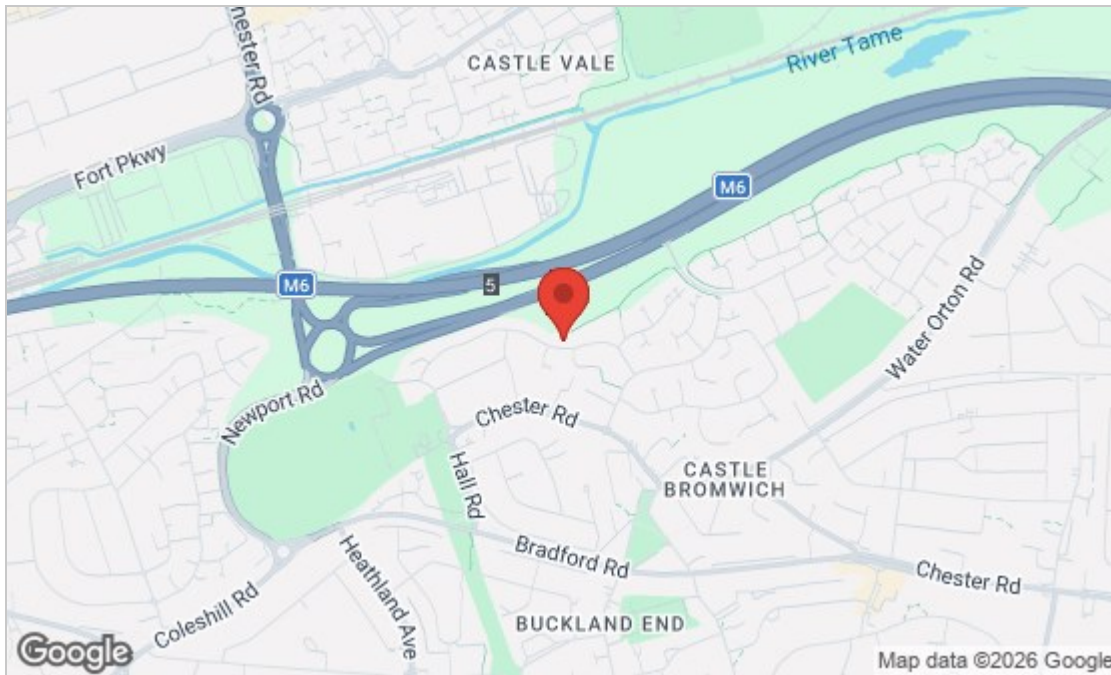


### First Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 116.8 sq. metres (1257.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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