



## 96 Kingsleigh Drive, Birmingham, B36 9DY

### Offers over £395,000

Well presented detached property in the sought after location of Castle Bromwich. In brief the property comprises entrance hallway, lounge, dining area, kitchen, conservatory, annexe, four bedrooms, bathroom, front and rear gardens and off road parking. The property also benefits from double glazing and central heating (both where specified)

## Approach

Low level wall, area laid to grass, tarmaced driveway giving ample off road parking and gated side access to rear of property.



## Entrance Hallway

14'3 x 6'11 (4.34m x 2.11m)

Double glazed door and window to the front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



## Reception Room One

14'6 x 13'0 (4.42m x 3.96m)

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



## Reception Room Two

12'3 x 10'11 (3.73m x 3.33m)

Double glazed French Doors to rear leading to conservatory, radiator and ceiling light point.



## Kitchen

11'10 x 8'11 (3.61m x 2.72m)

Double glazed window to side, wall base and drawer units, sink with drainer and mixer tap, AEG induction hob with under unit oven below, extractor hood, plumbing for dishwasher, wall mounted central heating boiler, radiator and ceiling light point.



## Rear Inner Hallway

6'4 x 6'3 (1.93m x 1.91m)

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

## Annexe Studio Bedroom

10'10 x 9'5 (3.30m x 2.87m)

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

## Annexe / Downstairs Shower Room

9'5 x 6'6 (2.87m x 1.98m)

Double shower cubicle, with electric shower, fitted units with concealed low level w/c and hand wash basin with storage below, radiator and ceiling light point.

## Utility Room / Annexe Kitchen

9'5 x 5'7 (2.87m x 1.70m)

Double glazed window to rear and double glazed door to side, base units with work surface, wall mounted electric heater, plumbing for washing machine, space for white goods and ceiling light point.



## Conservatory

11'11 x 10'0 (3.63m x 3.05m)

Double glazed conservatory, double glazed French doors to rear and ceiling g mounted light fan.



## Landing

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

## Bedroom One

13'2 x 10'7 (4.01m x 3.23m)

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



## Ensuite Shower Room

8'0 x 3'10 (2.44m x 1.17m)

Shower cubicle, hand wash basin with storage under, low level w/c and spot lights to ceiling.

## Bedroom Two

9'11 x 10'08 (3.02m x 3.25m)

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



## Bedroom Three

10'7" max 6'11" min x 9'3" max 6'0" min (3.23m max 2.11 min x 2.84 max 1.85 min)

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



## Bedroom Four

9'4 x 7'2 (2.84m x 2.18m)

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



## Family Bathroom

6'1 x 6'1 (1.85m x 1.85m)

Double glazed obscured window to side, jacuzzi panel bath, units concealing low level w/c and hand wash basin with storage below, heated towel rail and spot lights to ceiling.



## Rear Garden

Block paved patio with double outside socket, mainly laid to lawn with raised stone covered flowerbed, gated side access and enclosed to neighbouring boundaries.

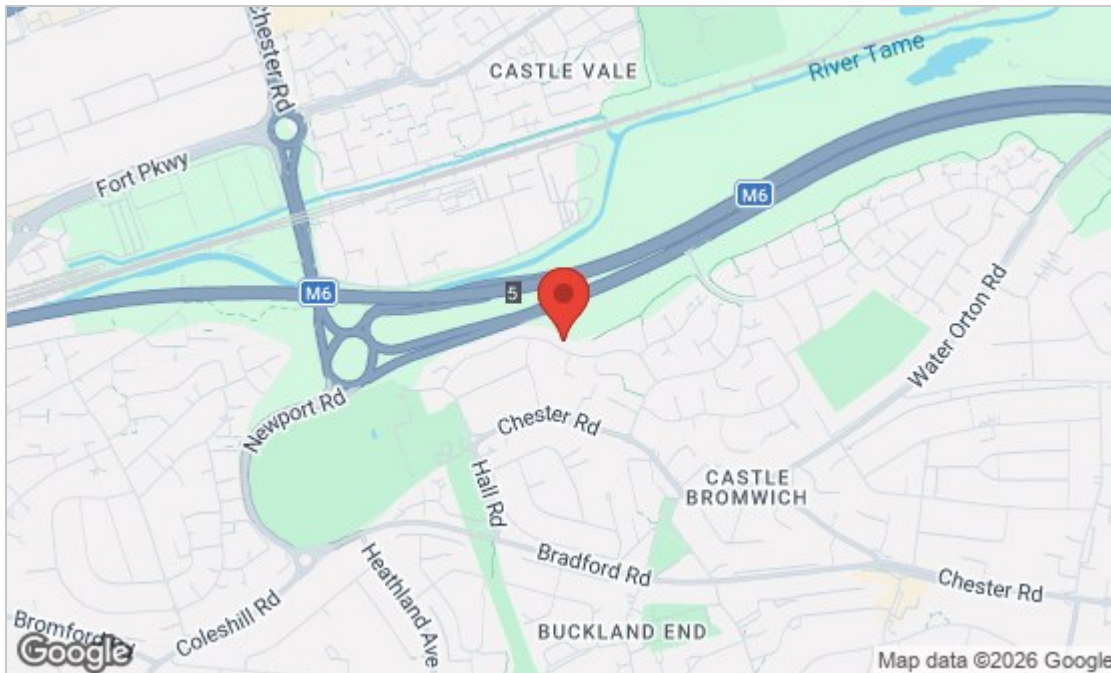


## Further Information

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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 - D  
EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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