

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kingsleigh Drive, Castle Bromwich, Birmingham, B36 9DQ

Offers Over £425,000



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**** WOW WHAT A HOUSE ** DON'T MISS THIS ONE ** AMAZING PROPERTY THROUGHOUT ****

This LARGER MODERN STYLE DETACHED property situated in Castle Bromwich is a real eye opener throughout. The property requires no work throughout and has been modernised and maintained to a very high standard. The property offers a DRIVEWAY to the front able to accommodate multiple vehicles, enclosed entrance porch, entrance hallway, front lounge area, DOWNSTAIRS GUEST WC, further smaller reception/relaxing/snug room, and a great family size kitchen/dining/sitting room to the rear of the property. To the first floor there is a landing area with convenient storage, FOUR BEDROOMS all able to accommodate a double bed, one with a SHOWER ROOM EN-SUITE, and three of them have the benefit of FITTED or BUILT-IN WARDROBES. The FAMILY SHOWER ROOM is also situated upstairs. The rear garden is well established and private, there is also the benefit of a DETACHED TANDEM GARAGE to the side of the property within the property boundaries. Energy Efficiency Rating:- C

Front Garden

The front garden is situated to one side of the property and consists of a low wall retaining flower bed to the rear and side of the lawn area. Lawn area with mature shrubbery flower beds surrounding and further shrubbery inset to the centre of the lawn area.

Driveway

Tarmac driveway with a decorative block edge finish, decorative pillar supports to the canopy area between the garage and entrance porch roof, the canopy area also has spotlights inset to the underside. Access gates either side of the detached garage area both providing direct access to the rear garden area. Double glazed door allowing access to:-

Entrance Porch

5'8" x 3'4" (1.73m x 1.02m)

Enclosed entrance porch with a wall mounted light, wood effect flooring and double glazed matching height windows to either side of the double glazed door allowing access to:-

Entrance Hallway

Stairs rising to the first floor landing area with a storage cupboard below, radiator, and wood effect flooring. Doors to:-

Guest WC

8'4" x 3'2" (2.54m x 0.97m)

Suite comprised of a low flush WC and wash hand basin inset to a vanity unit providing storage below. Radiator, wood effect flooring, marble effect tiling to the walls and a double glazed window to the side.

Lounge/Reception Room

16'4" x 13' (4.98m x 3.96m)

Double glazed box bay window to the front with a decorative pelmet design, two radiators, and a stone effect fireplace with an electric coal effect fire inset. Three quarter glazed windows at matching height either side of the three quarter glazed doors to the rear allowing access through to the family kitchen/diner/sitting room.

Reception/Relaxing Snug Room

8'7" x 8'5" (2.62m x 2.57m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling and wood effect panelling to walls with a decorative dado rail finish.

Family Kitchen/Dining/Sitting Room

29'1" x 9' (8.86m x 2.74m)

KITCHEN AREA - Range of white high gloss effect concealed handled wall mounted and floor standing base units with a wood effect work surface over incorporating a Porcelain effect sink and drainer unit with an ornate design mixer tap over. Appliances built in consist of a Bosch double oven, Bosch electric hob, with a stainless steel effect extractor unit over, Kenwood under unit dishwasher, and a Bosch fridge. The boiler is also concealed within a matching unit, partly tiled walls, wood effect flooring, spotlights inset to the ceiling and a double glazed window to the rear. DINING AREA - Double glazed window to the rear at a matching height to the double glazed door also to the rear allowing access to/from the rear garden area. Radiator, partly glazed door leading to/from the

entrance hallway, radiator, spotlights inset to the ceiling area and the continuing wood effect flooring. SITTING AREA - Three quarter glazed windows either side for the matching double doors giving access to the front lounge area, a further set of double glazed French style doors to the rear allowing access to/from the rear garden area. Spotlights inset to the ceiling area and wood effect flooring continuing through from the dining area.

FIRST FLOOR

Landing

Loft access via the pull down ladder to the loft which is partly boarded with the benefit of a light. Storage cupboard and doors to:-

Bedroom One

15'4" max 12'1" min x 13'2" (4.67m max 3.68m min x 4.01m)

Double glazed dormer style window to the front, radiator, and fitted wardrobes to one wall consisting of two double wardrobes, and a single wardrobe all with over head units. Door to:-

Shower Room En-Suite

8'4" x 4' (2.54m x 1.22m)

Suite comprised of a shower enclosure with sliding door access and a boiler fed rainfall shower inset. Concealed flush WC and a wash hand basin both inset to units with storage below the wash hand basin. Tiling to the walls with a decorative silver tile inset, tiling to the floor area, radiator, extractor to an outer wall, spotlight to the ceiling and a double glazed window to the side.



Bedroom Two

12'3" x 11'2" (3.73m x 3.40m)

Double glazed window to the front, radiator, and an opening to the walk in wardrobe/storage area situated over the stairs. Fitted bedroom units consisting of a single wardrobe either side of the bed area, two double wardrobes, one single wardrobe, bedside tables either side of the bed area with decorative glass shelving inset to a decorative corner arch display cabinet also either side of the bed area.

Bedroom Three

10'3" x 9'4" (3.12m x 2.84m)

Double glazed window to the rear, radiator, and wood effect flooring.

Bedroom Four

9'2" x 8'5" (2.79m x 2.57m)

Double glazed window to the rear, radiator and a built in wardrobe/storage area.

Family Bathroom

7'9" x 5'11" (2.36m x 1.80m)

Suite comprising of a double walk in shower cubicle with a single glass screen to the side, boiler fed rainfall shower over with a detachable further shower head. Low flush WC and a wash hand basin inset to a floating effect vanity unit with a mixer tap over. Spotlights inset to the ceiling area, ladder style radiator, tiling to the floor area, tiling to the walls with a decorative contrasting tile to the shower area and a double glazed window to the rear.

OUTSIDE

Rear Garden

Private well maintained and established rear garden area consisting of a decked patio area to

one side of the shaped paved patio area with steps and a low wall retaining leading to the garden laid mainly to lawn. Further low wall retaining shaped flower beds surrounding the lawn area with well established mature trees, shrubbery and flowers inset. Fence perimeters, outside tap, security light, paved pathways from the patio area to either side of the garage area providing access to the front garden area.

Detached Garage

32'8" x 8'7" (9.96m x 2.62m)

The garage currently houses a utility area to the rear of the building, and the remainder is used for the current owners preferences, storage, gym etc. Electric supply, lighting, plumbing for a washing machine, and an outside tap to utilise to the front of the property. Up and over electric door tot he front, personal door to the side from the side access area, and a double glazed window to the rear.

