



Offers Over £400,000

Kingsleigh Drive, Castle Bromwich, Birmingham, B36 9DY

** LARGER THAN YOU THINK ** VIEWING IS HIGHLY RECOMMENDED ** ANNEX TO SIDE **

This DETACHED property has been EXTENDED to the side and to the rear creating a FAMILY home which can be adapted and utilised in many different ways. The main part of the property has TWO RECEPTIONS, an entrance hallway, DOWNSTAIRS WC, great size MODERN KITCHEN with a rear Inner Hallway/Porch area and a conservatory. THE ANNEX AREA has a studio bedroom/lounge, shower room and kitchen which has been altered to a utility room but could easily be converted back at minimal cost. The annex has its own entrance direct from the driveway area and a garden access point. To the first floor there are FOUR BEDROOMS all able to accommodate double beds, a SHOWER ROOM EN-SUITE and a family JACUZZI BATHROOM. Don't be mis-lead thinking the property is small from the main photograph as it really is not. Energy Efficiency Rating - Awaiting

Front Garden/Driveway

Raised low wall retaining garden laid mainly to lawn situated to one side of the Tarmac sweeping driveway providing off road parking for two-three vehicles, the driveway extends to one side of the property providing additional parking for approximately one - two vehicles. Access gate to the side allowing direct access to the side entry/rear garden area. Canopy over the slightly in-built access porch with an outside wall mounted light to one side and double glazed door leading to:-

Entrance Hallway

14'3" x 6'11" narrowing to 2'9" (4.34m x 2.11m narrowing to 0.84m)

Stairs rising to the first floor landing area with a storage cupboard below, decorative Wrought iron railings inset to timber railings creating the balustrade for the staircase area. Radiator, wood effect flooring, and a double glazed window to the front at matching height to the entrance door. Doors to:-

Downstairs WC

4'2" x 3'10" (1.27m x 1.17m)

Suite comprised of a low flush WC and a wall unit providing storage below and an inset smaller style wash hand basin with a mixer tap over. Partly tiled walls, double glazed window to the side and stone effect tiling to the floor area.

Reception Room One

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

Double glazed window to the front, radiator, decorative coving finish to the ceiling area, wood effect flooring and a wooden style fire surround with a stone effect back over hearth and a coal effect open flame gas fire inset. Decorative plaster design open archway with decorative finishing Corbels to either side allowing access through to:-

Reception Room Two

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

Double glazed windows to the rear at matching height and either side of the double glazed French doors allowing access to the conservatory area. Radiator, decorative coving finish to the ceiling, wood effect flooring continuing through from the front reception room, and a door to the side leading to:-

Kitchen

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

Range of wall mounted high gloss wood effect units with floor standing base units and larder units in a cream high gloss effect finish. Wood effect work surfaces over incorporating a sink and drainer unit with a mixer tap over and a AEG induction hob with an under unit oven below, decorative glass splash back over and a glass effect extractor above. Additional eye level oven to the other side of the kitchen area creating a further cooking area. Plumbing for a dishwasher, wall mounted boiler, and a double glazed window to the side. Cream brick design partly tiled walls, wood effect tiling to the floor area, and an opening to the rear into:-

Rear Inner Porch/Hallway

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

Double glazed window to the side, radiator, wood effect tiling to the floor area continuing through from the kitchen area, a double glazed door to the rear allowing access to/from the rear garden area. Opening to the side leading to:-

Annex Studio Bedroom/Further Reception

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

This room could be converted back to a downstairs bedroom for an elderly relative or someone with mobility issues. The room is currently being used as a breakfast dining

area with base units to one wall and a stone/slate effect work surface over. Double glazed window to the front with a double glazed door also to the front leading directly to/from the driveway area. Radiator, wood effect tiling to the floor area continuing through from the inner porch/hallway/kitchen areas. Door to the rear into:-

Annex/Downstairs Shower Room

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

Suite comprised of a double shower cubicle with sliding access doors and an electric shower inset. Fitted units to one wall with a concealed WC incorporated and a wash hand basin with storage below. Partly tiled walls with a chrome trim finish, radiator, and tiling to the floor area. Door to the rear into:-

Utility Room/Annex Kitchen?

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

This room could be easily converted into a private kitchen for the annex area or left as a utility. Currently this room consists of wood effect base units with a stone/slate effect work surface over, wall mounted electric heater, grey brick design partly tiled walls with a chrome effect trim, tiling to the floor area, extractor to the outer wall and plumbing for a washing machine. Double glazed window to the rear, double glazed door to the side allowing access to/from the rear garden area.

Conservatory

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

Double glazed conservatory with opening windows and a ceiling mounted fan light. Double glazed French door to the rear allowing access to the rear garden area, and wood effect tiling to the floor area. The conservatory is accessed via the rear reception room.

FIRST FLOOR



Landing

Loft access via the hatch area, storage cupboard, decorative coving finish to the walls, and a double glazed window to the side. Doors to:-

Bedroom One

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

Double glazed window to the front, radiator, decorative coving finish to the ceiling and a partly glazed frosted finish door to:-

En-Suite Shower Room

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

Suite comprised of a shower cubicle with sliding access door and a decorative flower design over head shower which is boiler fed. Units to one wall (double unit under the basin area and three drawer units either side) with a wash hand basin inset and an ornate mixer tap. Spotlights inset to the ceiling area, tiling to the walls with a decorative dado style tile inset, and high gloss effect tiling to the floor area.

Bedroom Two

9'11" x 10'8" (3.02m x 3.25m)

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling.

Bedroom Three

10'7" max 6'11" min x 9'4" max 6'1" min (3.23m max 2.11m min x 2.84m max 1.85m min)

Double glazed window to the front, radiator, and a decorative coving finish to the ceiling area. Please note the min and max measurements are due to the bulkhead of the staircase intruding into the room.

Bedroom Four

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

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

Family Bathroom

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

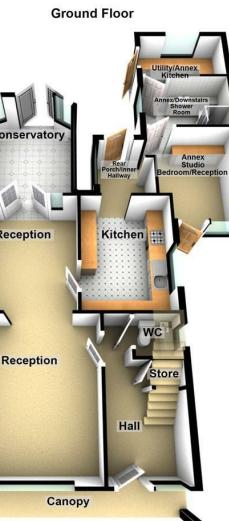
Suite comprised of a Jacuzzi panelled bath with a mixer tap over, units to one wall housing a concealed

low flush WC, and a wash hand basin with storage below. Tiling to the walls with a single strip of decorative horizontal tiles creating a feature to one wall, and a double strip of horizontal tiles creating a further feature to the opposite wall. Spotlights inset to the ceiling in a circular design, high gloss tiling to the floor area, ladder style chrome effect radiator, and a double glazed window to the side.

OUTSIDE

Rear Garden

The rear garden is set on two higher tiers and a lower tier. The initial higher tier is accessed via the side entrance gate, or the conservatory area and consists of a block paved patio area with a double outside socket, and a decorative balustrade providing a divide and security to the lower rear tier. To the side of this tier is a further higher tier area consisting of block paving and giving access to/from the utility room/annex kitchen? or the rear inner porch/hallway area. Steps down to the lower tier which consists of a garden laid mainly to lawn with a raised stone covered flower bed to the rear of the utility.annex kitchen area, and an outside tap mounted just above. To the other side of the lawn area there is a further decorative tiered raised wall retaining flower bed with flowers inset. Fence borders to either side and to the rear of the garden creating a private garden area. There is also an outside/security light to the outer side wall of the utility area.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	
(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	
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	
EU Directive 2002/91/EC	