

Barratt Last

ESTATE AGENTS

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KINGSLEIGH DRIVE, BIRMINGHAM B36 9DY
£260,000 FREEHOLD

- Freehold 3 Bedroomed Semi-detached
- Downstairs W.C.
- Double Glazing & Central Heating
- Popular Location
- Side Garage
- No On-going Chain

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



GROUND FLOOR

Enclosed Porch Entrance

Double glazed inner and outer doors, side double glazed window panels.

Hallway

Central heating radiator, stairs with side handrail leading off.

Fitted Guests Cloakroom

Low flush w.c., wash hand basin with store cupboard beneath, double glazed window.

Lounge

13'2" x 10'7" (4.02 x 3.24)

Double glazed window to fore, central heating radiator, brick fireplace with raised hearth, open arch to:-

Dining Area

13'6" x 8'7" (4.12 x 2.64)

Central heating radiator, double glazed patio doors to:-

Conservatory

15'10" x 7'10" (4.84 x 2.39)

Central heating radiator, glazed windows and glazed door to rear garden.

Fitted Kitchen

10'11" x 7'6" (3.34 x 2.29)

Matching base and wall units, roll edge worksurfaces, 1 & 1/4 bowl single drainer sink, part tiled walls, central heating radiator, 'Worcester' wall mounted gas fired central heating boiler, double glazed window, door to conservatory.

FIRST FLOOR

Landing

Side double glazed window, linen cupboard, loft access.

Bedroom 1

14'0" x 10'2" (4.29 x 3.10)

Double glazed window to front, central heating radiator, 'built-in' wardrobes.

Bedroom 2

10'5" x 10'4" (3.19 x 3.17)

Double glazed window to rear, central heating radiator, 'built-in' wardrobes.

Bedroom 3

9'4" x 6'7" (2.87 x 2.03)

Double glazed window to fore, central heating radiator.

Well Appointed Shower Room

6'2" x 6'0" (1.9 x 1.85)

Fully tiled walls, shower cubicle with glazed screens and 'Triton' shower fitment, wash hand basin, low flush w.c., chrome central heating radiator, double glazed window.

OUTSIDE

Side Garage

17'0" x 8'6" (5.2 x 2.6)

Power and lighting.

Gardens

Lawned to front with driveway providing 'off road' car parking.

The good size rear garden has a lawn, shrubs, water tap, screen fencing and garden shed.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise that all prospective buyers have this information verified by a Legal Representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.

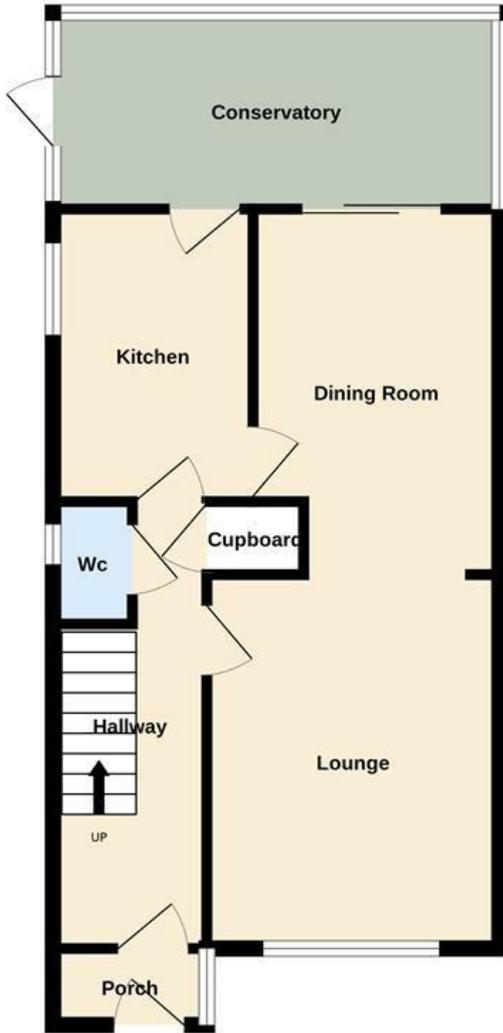
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

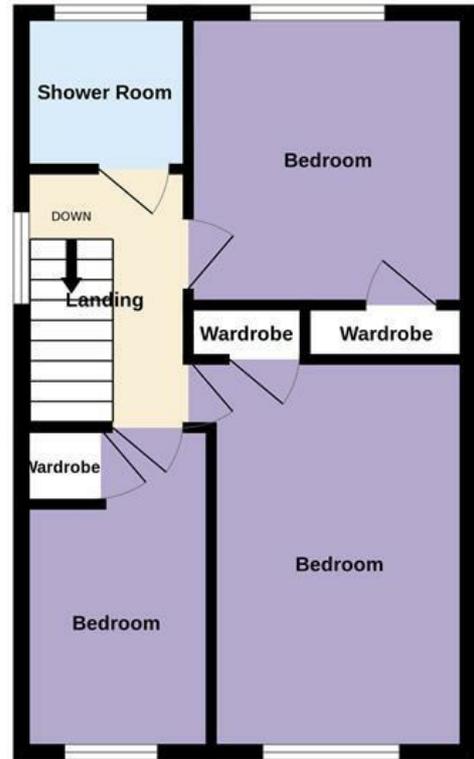
HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



114 Kingsleigh Drive B36 9dy

Measurements are approximate. Not to scale. Illustrative purposes only.
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