

Barratt Last

ESTATE AGENTS

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56 KINGSLEIGH DRIVE, CASTLE BROMWICH, B36 9DQ
£340,000 FREEHOLD

- Freehold FOUR Bedroomed Detached
- Central Heating
- Fitted Kitchen/Breakfast Room
- Separate W.C.
- Popular Location
- Double Glazing
- Fully Tiled Shower Room
- Integral Garage

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.
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GROUND FLOOR

Enclosed Porch Entrance

Double glazed front door, side double glazed window panels.

Hallway

Wood flooring, central heating radiator, stairs leading off to the first floor.

Through Lounge

23'6" x 11'8" (7.17 x 3.56)

Wood flooring, 2 central heating radiators, modern wall mounted electric fire, double glazed patio doors opening to rear garden.

Fitted Kitchen/Breakfast Room

12'11" x 9'1" (3.94 x 2.78)

Matching base and wall units, roll edge work surfaces, single drainer stainless steel sink, 'built in' oven and 4-ring hob unit with cylindrical cooker hood air extractor fan above, integrated fridge-freezer, tiled splashbacks, central heating radiator, tiled floor covering, cloaks cupboard. Double glazed door to rear garden.

FIRST FLOOR

Landing

Airing cupboard, loft access.

Bedroom 1

11'8" x 11'5" (3.58 x 3.48)

Double glazed window to fore, fitted wardrobes, dressing table and bedside cabinets, central heating radiator.

Bedroom 2

10'3" x 10'0" (3.13 x 3.06)

Central heating radiator, Double glazed window to fore, 'built-in' wardrobe.

Bedroom 3

8'8" x 7'10" (2.66 x 2.41)

Double glazed window to rear, central heating radiator.

Bedroom 4

9'8" x 6'5" (2.97 x 1.96)

Central heating radiator, double glazed window to rear, 'built-in' wardrobe.

Shower Room

Fully tiled walls, shower cubicle with glazed screens and shower fitment, wash hand basin with store cupboards beneath, chrome central heating radiator, double glazed window, tiled floor covering.

Separate Low Flush W.C.

Fully tiled walls, double glazed window, tiled floor covering.

OUTSIDE

Integral Garage

Power and lighting. Central heating boiler.

Gardens

To fore lawn and block-paved driveway providing 'off road' car parking.

Gated side access leads to the good size rear garden with patio, lawn, screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

The property has a water meter fitted.

Council Tax - Band D - Solihull MBC.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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