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**Horton  
& Storey**

KINGSWOOD CLOSE, SHIRLEY  
OFFERS OVER £415,000



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#### **APPROACH**

The property is approached via a large, newly laid block paved drive way leading to the new UPVC Composite front door.

#### **ENTRANCE HALL**

A welcoming entrance hall invites you into the property, with doors leading to the kitchen, dining room, lounge and stairs to the first floor landing. Central heating radiator and ceiling light.

#### **KITCHEN 7' 6" x 9' 10" (2.30m x 3.0m)**

A brand new and fully integrated kitchen comprises of roll top work surfaces, a range of wall and floor base units, integrated fridge freezer, integrated dishwasher, integrated oven, hob and over head extractor. The kitchen has a lot of natural light with a large UPVC window to the front elevation and a UPVC door with obscure glass to the side elevation allowing access to the drive. Central heating radiator and a door to pantry/storage cupboard.



#### **DINING ROOM 7' 2" x 10' 9" (2.2m x 3.3m)**

A room which can be used as a play room or a fourth



bedroom, has a double glazed window to the front elevation, central heating radiator and a door leading to the guest WC.

**LOUNGE 11' 9" x 20' 0" (3.6m x 6.1m)**

The lounge spreads the full width of the property and lets in a lot of natural light with the two large multi opening double glazed windows over looking the rear garden. There is a real multi fuel burning fire with feature fireplace, two central heating radiators and areal points.

**DOWNSTAIRS WC/ UTILITY ROOM 7' 2" x 3' 1" (2.19m x 0.95m)**

A must for all family homes, consists of a low level toilet, sink and plumbing for a washing machine. Obscure double glazed window to the side and a heated towel rail.

**FIRST FLOOR ACCOMODATION**

**FIRST FLOOR LANDING**

As with the rest of the property the common feature is natural light, this also applies to the landing which has a large double glazed window to the side elevation and doors leading off to the first floor accommodation.



**BEDROOM ONE 9' 2" x 15' 5" (2.8m x 4.7m)**

Double glazed window over looking the rear garden, central heating radiator and power points.

**BEDROOM TWO 10' 2" x 11' 9" (3.1m x 3.6m)**

Can also be used a master bedroom has a double glazed window over looking the rear garden, central heating radiator and power points.



**BEDROOM THREE 9' 10" x 10' 2" (3.0m x 3.1m)**

The third bedroom is still a double bedroom it has a double glazed window facing the front elevation, a central heating radiator and power points.

**FAMILY BATHROOM 6' 5" x 9' 4" (1.97m x 2.87m)**

A newly installed four piece family bathroom suite comprises of a low level wc, basin and vanity unit combination. A panelled bath with extension for shower head and a large separate shower cubicle. Door leading to





a storage cupboard housing the Worcester Bosch boiler, heated towel rail, tiled floors and tiling to splash prone areas.

### DETACHED DOUBLE GARAGE

A detached double garage with an up and over door, electric points, lighting and a side door leading to the rear garden.

### REAR GARDEN

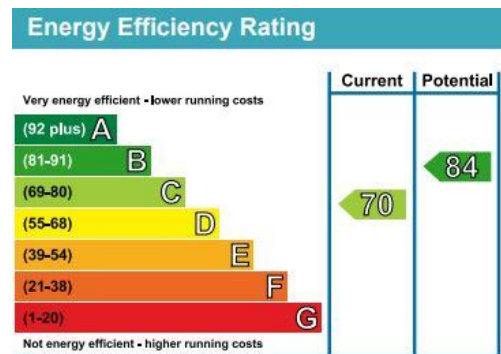
A wide rear garden that can be accessed through the side gate or the door from the lounge has a slabbed patio area leading to a wide lawn with new fences to boundaries. There is room to extend to the rear and side (STPP)

### LIST OF WORKS

- Block paved driveway
- Rendered front and side
- Extra drainage added
- Canapes style roof above front window and over the front door.
- Double glazing
- Re-wire
- New Kitchen/Bathroom
- Installation of multi fuel burning fire
- Plastering throughout
- Carpets and flooring
- Doors, skirting and architrave
- Flashing on the roof
- Fencing
- Tiling, decorating and light fittings.



Total area: approx. 92.1 sq. metres (991.1 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.