



Varlins Way
KINGS NORTON

£380,000



Four Bedroom Detached House

Features.

- FOUR BEDROOMS
- FAMILY BATHROOM AND DOWNSTAIRS WC
- WELL-APPOINTED KITCHEN /DINER WITH SEPARATE UTILITY ROOM
- LOUNGE AND FAMILY ROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY AND GARAGE
- EXTENDED



Description.

An extended and beautifully presented four bedroom detached house, offered with two reception rooms, a well-appointed kitchen/diner, family bathroom, landscaped rear garden and off road parking with a garage, situated in Kings Norton, Birmingham.

The accommodation, in brief, features:- Block Paved Driveway with Access to Garage; Secure Porch; Hall; Lounge with Bay Window and Double Doors to; Family Room with Velux Skylights and Sliding Patio Door to Rear Garden; Well Appointed Kitchen/Diner with Velux Skylights, Sliding Patio Door to Rear Garden, Breakfast Island and Integrated Fridge, Freezer, Dishwasher, Double Oven, Gas Hob and Extractor; Utility Room; Downstairs WC; Stairs to First Floor Landing; Master Bedroom; Double Bedroom Two; Bedroom Three; Bedroom Four; Family Bathroom with Shower over Bath.

Outside, the property enjoys a landscaped rear garden with a paved patio with steps up to a lawn with two further paved sitting areas and fenced boundaries.

The property is situated in Varlins Way in Kings Norton, which offers excellent access to transport links to include a number of bus routes, Kings Norton Train Station, and is also conveniently situated for access to motorway links to M42, Cotteridge nearby offers a range of shopping facilities and amenities. Popular local schools include Kings Norton Girls' and Boys' Secondary Schools. In addition, the property is within walking distance to Kings Norton Train Station, which is a popular route to Birmingham New Street, via Bournville, Selly Oak, Birmingham University and New Street or Longbridge, Barnt Green, Alvechurch, Redditch or Bromsgrove.

Room Dimensions.

Room Dimensions:

Porch

Hall

Lounge: 23' 3" x 11' 8" (7.11m x 3.57m) max

Family Room: 11' 4" x 9' 10" (3.47m x 3.02m)

Kitchen/Diner: 13' 3" x 17' 11" (4.06m x 5.48m) max

Utility Room: 6' 0" x 6' 11" (1.85m x 2.13m)

WC 5' 8" x 3' 6" (1.74m x 1.07m)

Stairs To First Floor Landing

Master Bedroom: 11' 9" x 11' 9" (3.60m x 3.60m)

Bedroom Two: 11' 8" x 10' 0" (3.56m x 3.06m) max

Bedroom Three: 8' 3" x 9' 8" (2.54m x 2.96m) max

Bedroom Four: 7' 10" x 8' 6" (2.41m x 2.61m)

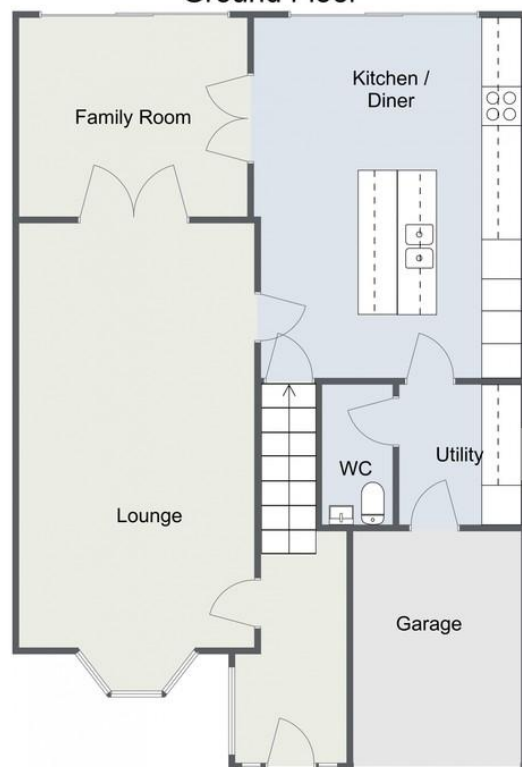
Bathroom: 5' 3" x 8' 3" (1.61m x 2.53m)

Garage: 8' 4" x 11' 6" (2.55m x 3.52m)

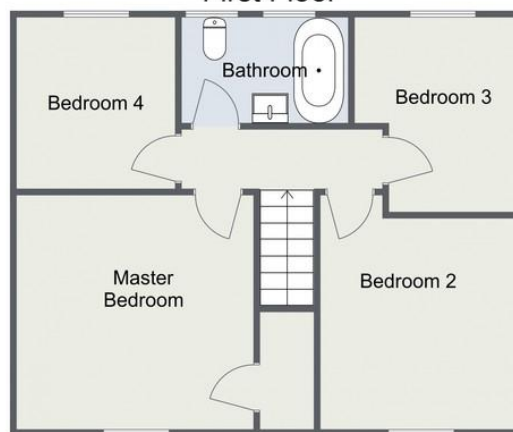


Varlins Way, Kings Norton

Ground Floor



First Floor



Total Area
Approx
129.7 sq m
1396.1 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: C

COUNCIL TAX BAND: E

TENURE: Freehold

.....
For more information on this house or to arrange a viewing please call the Rubery office on:

0121 453 4349
.....

Alternatively, you can scan below to view all of the details of this property online.



Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

.....
112 New Road
Rednal
Birmingham
West Midlands
B45 9HY