



76 Vardon Way

Kings Norton, Birmingham, B38 8XY

Offers In The Region Of £199,950



THREE BEDROOM HOME WITH NO UPWARD CHAIN! Located in this lovely location in Kings Norton. Being ideally positioned for access to all of the local amenities which include; West Heath Park, Kings Norton Green and all of its excellent commuter links. The accommodation offered briefly comprises; fore garden, entrance porch, entrance hall, ground floor WC, kitchen dining room, living room with garden views and rear garden. To the first floor there are two good double bedrooms, further good-sized single bedroom and a shower room. The property further benefits from gas central heating, double glazing (where specified) and no upward chain. EPC rating C. To arrange your viewing of this lovely home please call our Kings Norton Office.



Approach

With steps leading down to a block paved and gravel decorative fore garden leads to a double glazed exterior door opening into:

Porch

With tiled flooring, door opening into useful storage area, further storage cupboard housing the tumble dryer and further glazed interior door opening into:

Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor, under stairs storage area and doors opening into:

Ground Floor WC

2'9" max x 5'11" (0.839 max x 1.810)

With low flush WC, space saver wash hand basin in vanity unit with mixer tap, ceiling light point and single glazed obscured window overlooking the porch

Kitchen/Diner

16'2" max x 9'6" max (4.941 max x 2.910 max)

With double glazed window to the front aspect, single glazed internal window overlooking the living room, central heating radiator, lino to flooring and two ceiling light points. Kitchen with a selection of matching wall and base units with work surfaces over incorporating sink and drainer with mixer tap over, space facility for washing machine, fridge freezer, cooker and tiling to splash back areas.

Living Room

15'10" x 12'6" (4.845 x 3.814)

With floor to ceiling double glazed window overlooking the rear garden, double glazed patio door giving access out to the rear garden, fireplace, two ceiling light points and central heating radiator.

First Floor Accommodation

From hallway stairs (with stair lift which can be removed) gives rise to the first floor landing with ceiling light point, loft access point door opening into storage cupboard providing useful storage and further doors opening into:

Shower Room

5'10" max x 8'9" max (1.795 max x 2.673 max)

With an obscured double glazed window to the front aspect, ceiling light point, walk-in shower cubicle, wash hand basin in vanity unit with mixer tap over, low flush push button WC, door opening into storage cupboard housing the central heating boiler and tiling to splash backs.

Bedroom One

13'6" x 9'7" (4.120 x 2.941)

With central heating radiator, ceiling light point and double glazed window to the front aspect.

Bedroom Two

12'7" x 8'3" (3.837 x 2.535)

With built in wardrobe, central heating radiator, ceiling light point and double glazed window to the rear aspect.

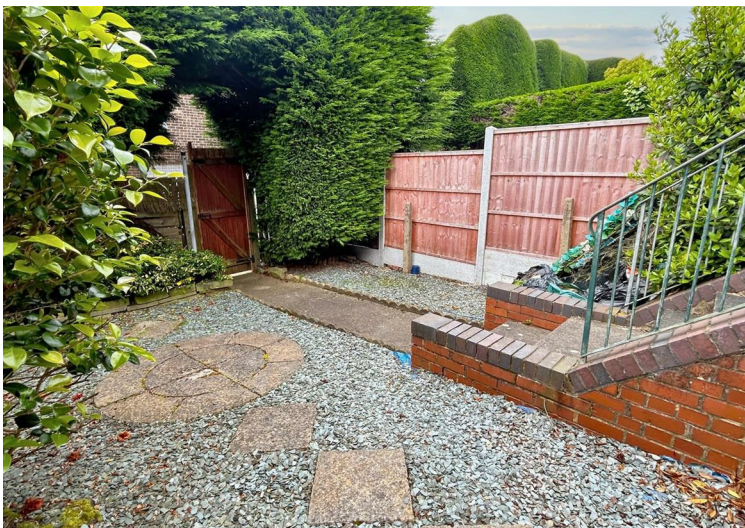
Bedroom Three

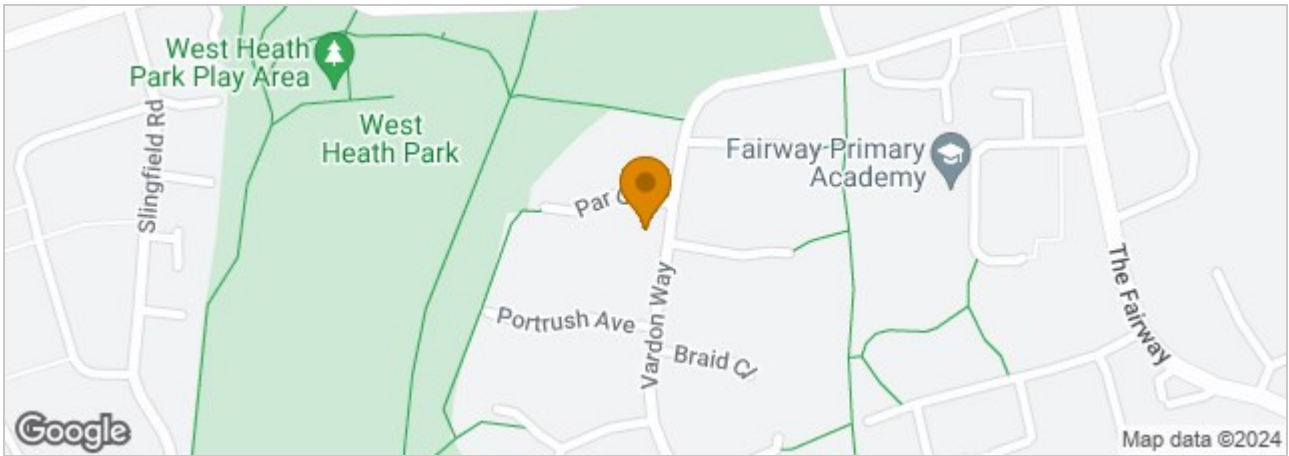
7'3" x 9'7" (2.233 x 2.935)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Rear Garden

Being accessed from the living room leads out to a block paved patio area with steps leading down to a further landscaped garden area and pathway leading to a rear access gate and a gravelled area with decorative plants, trees and shrubs.





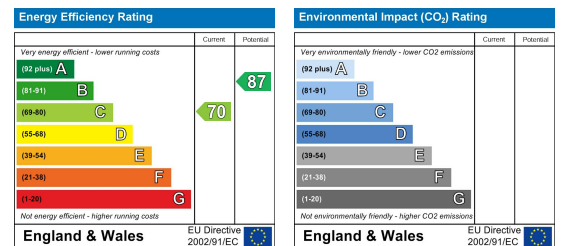
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.