



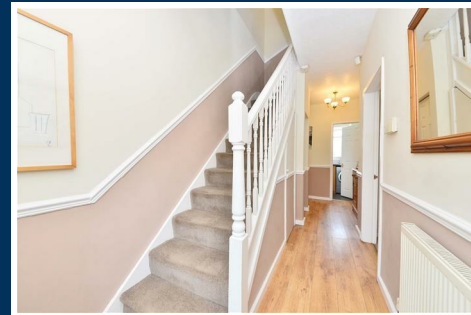
48 Peplins Way

Kings Norton, Birmingham, B30 3NL

Offers In The Region Of £420,000



SUPERB SIZE FAMILY HOME ON A LARGE CORNER PLOT, WITH NO UPWARD CHAIN - 129 SQUARE METRES (as noted on the EPC)! This vastly extended property, is located in this tree lined cul-de-sac in the Lindsworth Estate is this large detached, three bedroom family home which has been much improved and offers new buyers a great living space. Being sold with no chain the house itself is well placed for all of the nearby amenities including Kings Norton Green, Stirchley, Kings Heath, local parks and canal towpaths. Also having great transport links with easy access to the motorway, rail network. and Kings Norton Boys, Kings Norton Girls, King Edward VI Camp Hill School, Birmingham University and the QE Hospital. In brief the accommodation on comprises; driveway providing off road parking for two vehicles, carport, entrance hall, through lounge, open plan dining room, utility/WC, extended kitchen diner with doors giving access to the landscaped rear garden. To the first floor there are three double bedrooms, with the parental suite having an ensuite shower room, landing offering a perfect office space and family bathroom. The property further benefits from double glazing, central heating and a rear concrete garage with rear access. EPC Rating C. To arrange your viewing please call our Kings Norton Office.



Approach

The property is approached via a block paved front driveway with decorative trees, plants and shrubs to borders, carport to the side with electrics and storm porch with front entry door with frosted double glazed windows to the sides opening into:

Hallway

With central heating radiator, two ceiling light points, dado rail, stairs giving rise to the first floor accommodation, laminate wood effect floor covering, door opening into useful under stairs storage cupboard, further door opening into storage cupboard and door opening into:

Through Lounge

25'7" max x 10'9" max x 9'0" min (7.810 max x 3.283 max x 2.760 min)

With double glazed bay window to the front aspect, double glazed sliding door giving access to the rear garden, two central heating radiators and two ceiling light points.

Ground Floor WC/Utility Room

4'10" x 7'5" (1.487 x 2.275)

With wall mounted central heating boiler, tiling flooring, low flush push button WC, space facility for tumble dryer and washing machine, work surface with circular sink with mixer tap over, useful storage space and obscured double glazed window to the rear aspect.

Extended Kitchen/Dining Room

23'3" x 11'11" (7.090 x 3.642)

With tiled flooring, ceiling spotlight points and central heating radiator. Kitchen area with a selection of wall and base units, double glazed window to the front aspect, inset one and a half sink and drainer with mixer tap over, space facility for dishwasher, space facility for Range cooker with extractor over and stainless steel

splash back, space facility for an American style fridge freezer and breakfast bar area. Dining area with sliding double glazed door to the rear aspect.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, central heating radiator, two ceiling light points, double glazed window to the front aspect, useful office area, dado rail and doors opening into:

Bathroom

8'10" x 6'7" (2.704 x 2.011)

With central heating radiator, wall mounted extractor fan, double glazed obscure window to the rear aspect, panelled bath with telephone shower attachment and two taps over, walk-in shower cubicle with tiling to splash backs and ceiling spotlights, wash hand basin in vanity unit with two taps over, low flush WC and ceiling light point.

Bedroom One

21'1" max x 11'11" max (6.451 max x 3.642 max)

With double glazed windows to the front aspects, ceiling spotlight points, two central heating radiators and door opening into:

En-Suite

7'5" x 3'9" (2.269 x 1.163)

With tiled flooring, tiled walls, ceiling spotlight points, shower cubicle with mains power shower attachment, low flush push button WC, wash hand basin in vanity unit with mixer tap over, obscured double glazed window to the rear aspect, extractor fan and heated towel rail.

Bedroom Two

10'9" x 14'7" (3.297 x 4.446)

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

Bedroom Three

10'0" x 11'1" (3.053 x 3.382)

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

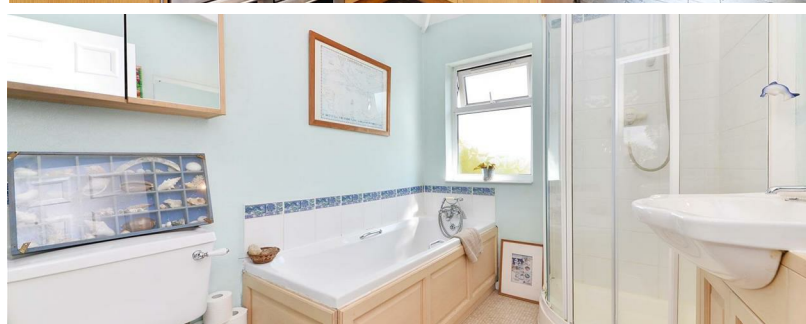
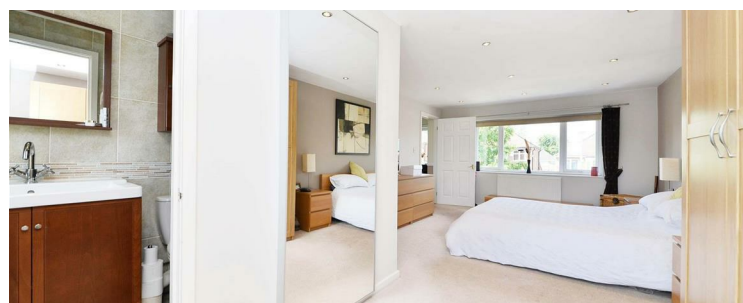
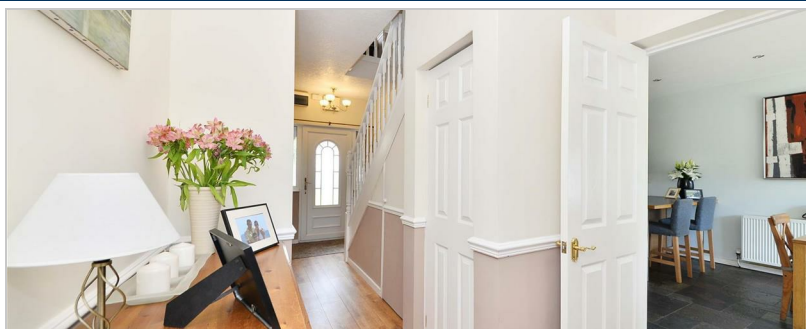
Rear Garden

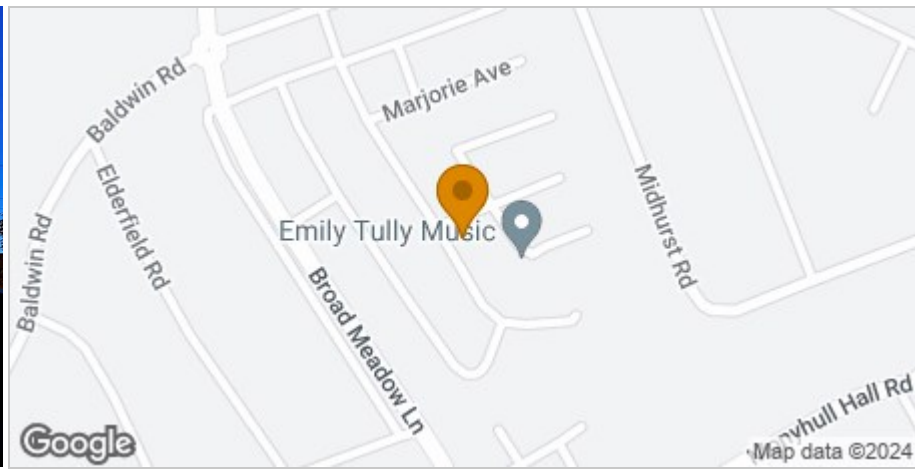
Being accessed from the kitchen or the rear dining area leads out to a block paved patio area with a mature lawned area with pathway leading to the rear with further decorative planting areas, hot-tub with seating area and door opening into rear garage.

Garage

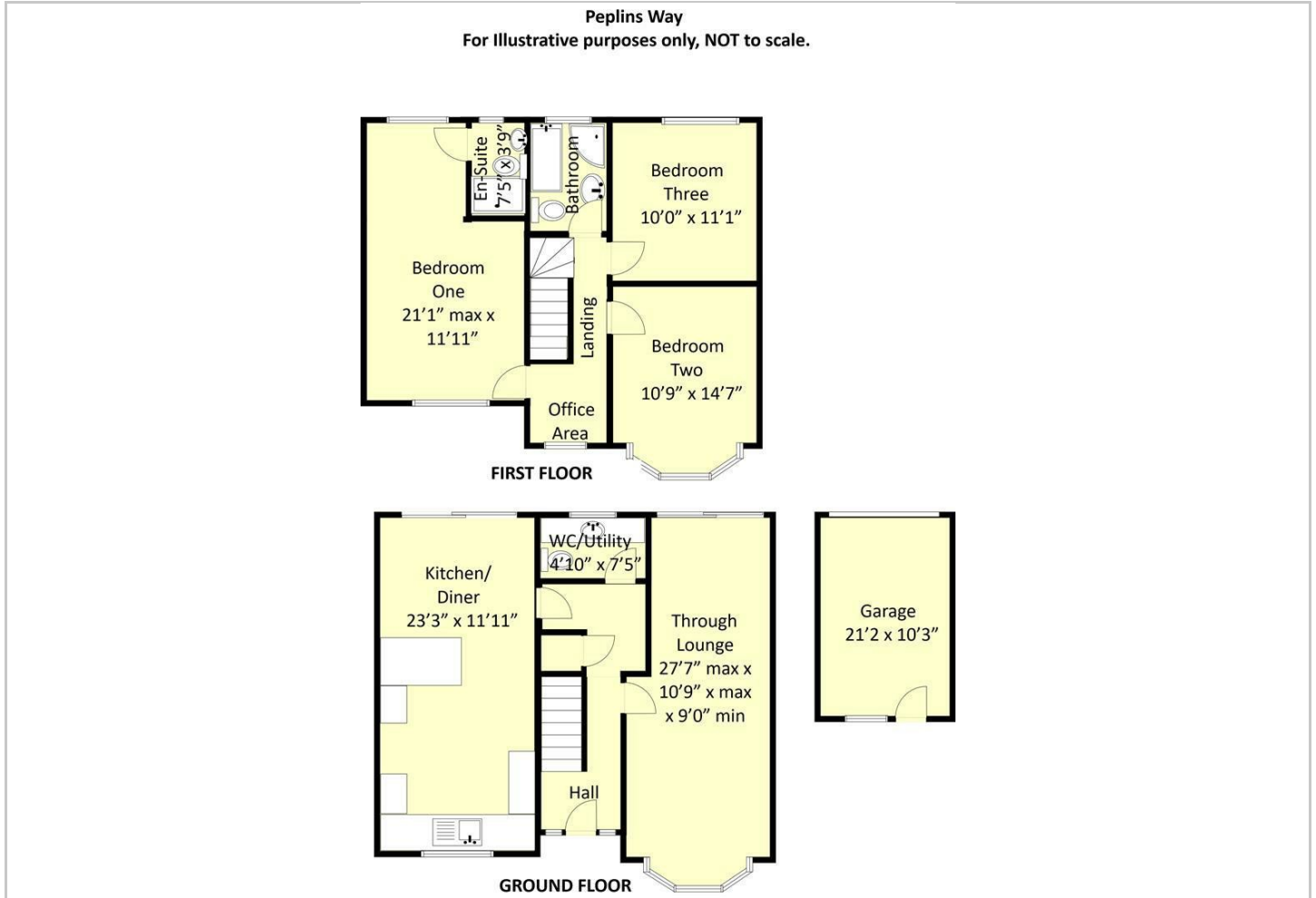
21'2" x 10'3" (6.460 x 3.133)

Being accessed from the rear access road leads to a concrete built garage with timber cladding, ceiling light point, single glazed window to the side, electric power and single glazed window to the front.





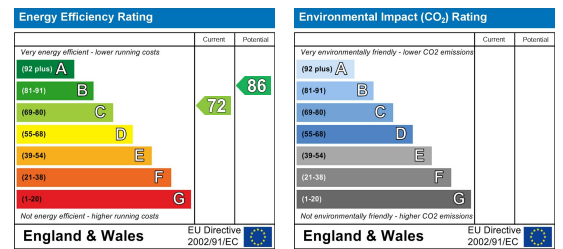
Floor Plan



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



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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.