



95 Peplins Way

Kings Norton, Birmingham, B30 3NJ

Offers Over £325,000



EXTENDED FAMILY HOME IN GREAT LOCATION! This extended property, is located in this tree lined cul-de-sac in the Lindsworth Estate is this three bedroom family home which has been much improved by the current owners. The property is located to 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, porchway, entrance hall, through lounge, guest WC, cloak room and extended kitchen diner with doors giving access to the rear garden. To the first floor there are three bedrooms and family bathroom. EPC Rating TBC. To arrange your viewing please call our Kings Norton Office.



Approach

With further double glazed secure door with accompanying windows to the side and above and opening into hallway;

Hallway

With Amtico floor covering, central heating radiator, ceiling light point, stairs rising to the first floor accommodation, useful understairs storage area and doors opening into cloak room;

Cloak Room

2'6" x 6'3" (0.772 x 1.925)

With obscure double glazed window to the front aspect, ceiling spot light points, continued Amtico floor covering and door opening into down stairs wc;

Downstairs WC

2'6" x 7'0" (0.768 x 2.143)

With low flush push button wc, ceiling spot light points, ceiling mounted extractor fan, space saver wash hand basin with mixer tap over in vanity unit, Amtico floor covering and central heating radiator;

Open Plan Living Dining Room

9'11" max x 24'6" max (3.044 max x 7.473 max)

Glazed interior door opening into open plan living dining room with two ceiling light points, central heating radiator, double glazed bay window with shutters to the front aspect, feature fire place with wooden surround and inset gas fire and glazed bi-fold doors giving access to the kitchen/diner;

Kitchen Diner

18'6" max x 8'9" min x 18'4" max x 8'7" min (5.64m max x 2.69m min x 5.59m max x 2.62m min)

With double glazed window to the rear aspect, double glazed French doors giving access to the rear garden, two Velux roof lights, continued Amtico floor covering, ceiling spot light points throughout, two central heating radiators, matching wall and base units with space facility for range cooker, space facility for American style fridge/freezer, integrated

dishwasher, integrated wine fridge, integrated washing machine, space facility for tumble dryer, tiling to splash back areas, stainless sink unit with mixer tap over and cupboard housing central heating boiler;

Rear Garden

With paved patio area, steps leading up to pathway leading to rear block paved area, rear garden shed, panelled fencing to borders, mature lawned areas and secured gated access for houses;

Access to First Floor Accommodation

Via stairs rising from the hallway up to first floor landing;

First Floor Landing

With useful over stairs storage area, loft access point, ceiling light point, double glazed window to the side aspect and door opening into bathroom;

Bathroom

5'6" x 9'0" (1.682 x 2.748)

With tiled flooring, central heating radiator, tiling to walls, wall mounted extractor fan, ceiling light point, obscure doubled glazed window to the rear aspect, low flush push button wc, wash hand basin in vanity unit with mixer tap over, P shaped bath with mixer tap over and wall mounted electric shower attachment;

Bedroom One

13'2" x 7'11" to front of wardrobes (4.021 x 2.426 to front of wardrobes)

With laminate wood effect floor covering, fitted wardrobes with sliding doors, double glazed window with fitted to the rear aspect, central heating radiator and ceiling light point;

Bedroom Two

9'5" x 10'10" (2.885 x 3.306)

With laminate wood effect floor covering, selection of wardrobes with over bed storage, ceiling light point, double glazed bay window with fitted shutters to the front aspect and central heating radiator;

Bedroom Three

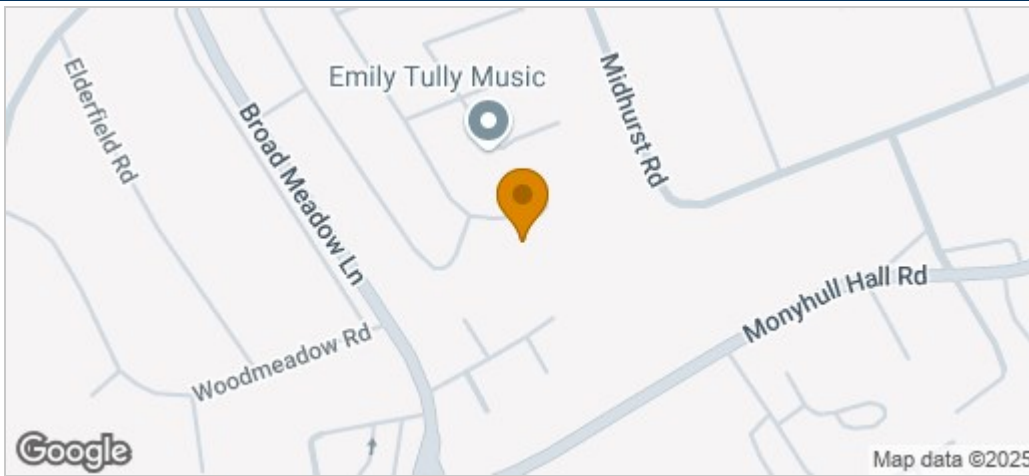
5'7" max x 7'6" max (1.710 max x 2.287 max)

With over bed storage area double glazed window with fitted shutters to the front aspect, ceiling light point and central heating radiator;

Tenure

We believe the property to be Freehold subject to confirmation by a Solicitor.





Floor Plan

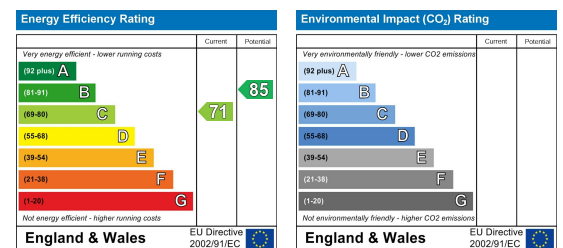
Peplins Way - NOT TO SCALE - For illustrative purposes



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.