



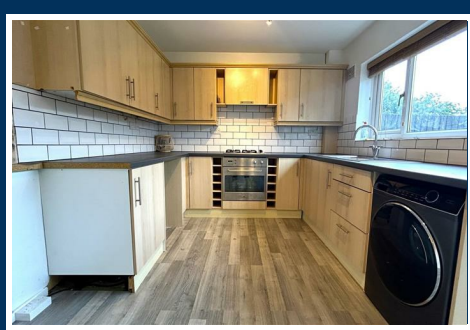
27 Vardon Way

Kings Norton, Birmingham, B38 8YG

Offers Over £200,000



LOVELY THREE BEDROOM TERRACE HOME WITH OFF ROAD PARKING! Located in this popular spot, this three bedroom terrace home, ideally placed for all of the local amenities, including transport links and schools, the accommodation on offer briefly comprises; fore garden providing off road parking, porch, hallway, guest WC, living room, kitchen diner and rear garden with storage area. To the first floor there are three bedrooms and house bathroom. The property further benefits from central heating, double glazing (where specified) and no upward chain. EPC Rating B. To arrange your viewing please call our Kings Norton office or click the link for the full virtual tour.



Approach

The property is approached via a front fore garden with drive way for parking and leading to a front entry door opening into:

Porch

With useful storage space, ceiling spotlight points, cupboard housing meters and further entry door opening into:

Hallway

With stairs giving rise to the first floor landing, useful under stairs storage area, two ceiling light point, central heating radiator, laminate wood effect floor covering and doors opening into:

Ground Floor WC

5'4" max x 2'7" (1.627 max x 0.806)

With low flush WC, obscured double glazed window overlooking the porch, ceiling light point, wall mounted wash hand basin with two taps over, tiling to splash backs and laminate wood effect floor covering.

Living Room

9'9" x 15'11" (2.979 x 4.868)

With a glazed interior door opens into living room with two ceiling light points, central heating radiator and double glazed bay window to the front aspect.

Kitchen/Diner

9'9" x 15'11" (2.979 x 4.868)

With an obscured double glazed door giving access to the rear garden, double glazed window giving views of the rear garden, a selection of matching wall and base units with work surfaces, tiling to splash back areas, integrated oven with four ring

burner gas hob with extractor over, stainless steel sink and drainer with mixer tap over, space facility for washing machine and fridge freezer, space facility for a further appliance, two ceiling light points, central heating radiator and laminate wood effect floor covering.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom one

12'3" x 9'9" (3.740 x 2.977)

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

Bedroom Two

9'9" x 13'1" to rear of wardrobe (2.980 x 4.001 to rear of wardrobe)

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

Bedroom Three

5'10" max x 7'1" max (1.793 max x 2.178 max)

With double glazed window to the rear aspect, ceiling light point and door opening into boiler cupboard.

Bathroom

12'3" max x 8'7" max x 6'1" min (3.740 max x 2.632 max x 1.87 min)

With tiled walls, tiled floor covering, obscured double glazed window to the front aspect, low flush push button WC, bath with mains shower over and rainfall effect shower head and mixer tap, wash hand basin

on pedestal with mixer tap over, door opening into useful storage cupboard, heated towel rail and ceiling light point.

Rear Garden

Being accessed from the kitchen diner leads out to a block paved patio area, useful storage area and pathway leading to the rear access gate and mature lawn areas.

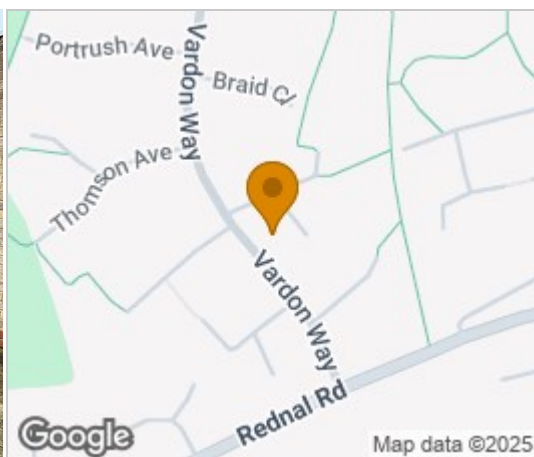
Council Tax

According to the Direct Gov website the Council Tax Band for 27 Vardon Way, Kings Norton, Birmingham. B38 8YG is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation by your legal representative.

Tenure

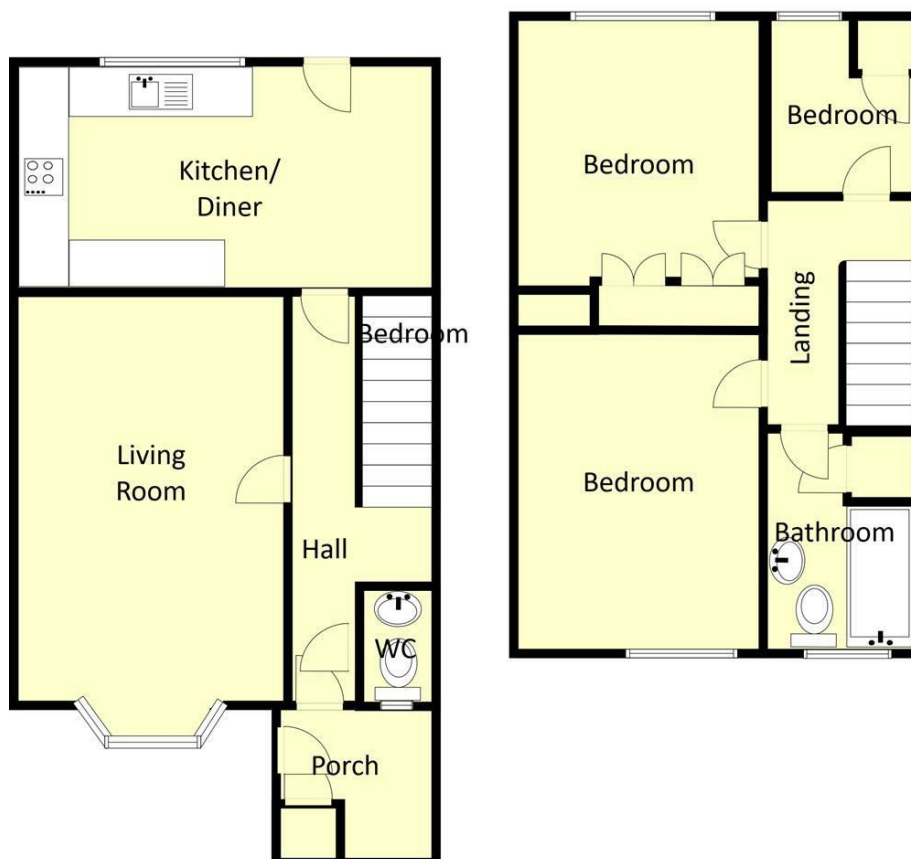
We believe the property to be Freehold subject to Solicitors confirmation.





Floor Plan

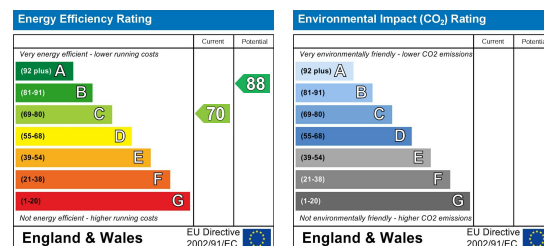
Vardon Way
For illustrative purposes only, NOT to scale.



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.