



Varley Road,
Birmingham, B24 0LE

Offers in Excess of £225,000

Paul Carr are thrilled to offer for sale this beautiful period styled property that oozes style and charm throughout.

This freehold property that has double glazing and gas central heating has so much to offer including an incredible location within walking distance of the very vibrant Centre of Wylde Green that offers an array of shops, restaurants and public transport including the Cross City Line enabling you to commute to Birmingham and beyond very easily.

The interiors of this property include a lovely dining room, separate lounge with door leading out to the garden and fitted kitchen with a comprehensive range of units, guest cloakroom and utility space.

To the first floor are two excellent double bedrooms and a large well-appointed bathroom with white suite.

Outside is a walled fore garden and to the rear is a garden that offers a southerly aspect and an amazing space to relax or enjoy alfresco dining with friends and family.

This property needs internal appreciation, so a viewing is essential.

Tenure: We can confirm the property is Leasehold, 97 years remaining.

Ground Rent: Peppercorn

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Lounge 14' 0" x 12' 10" (4.26m x 3.91m)

Kitchen 12' 0" x 9' 1" (3.65m x 2.77m)

Conservatory 14' 9" x 11' 2" (4.49m x 3.40m)

Bedroom 1 13' 0" x 12' 0" (3.96m x 3.65m)

Bedroom 2 11' 2" x 6' 6" (3.40m x 1.98m)

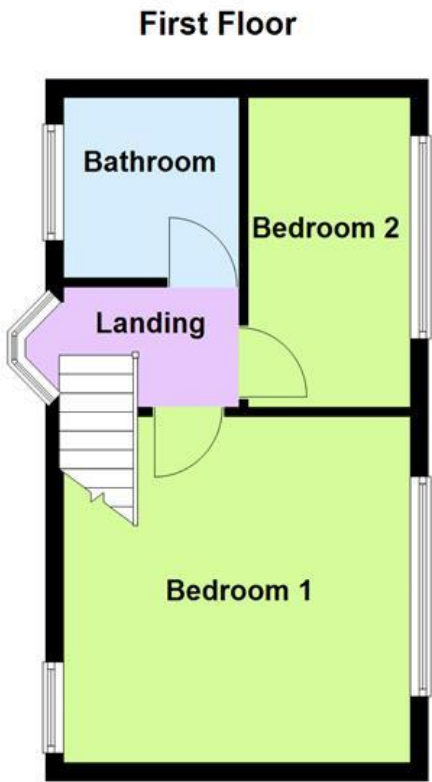
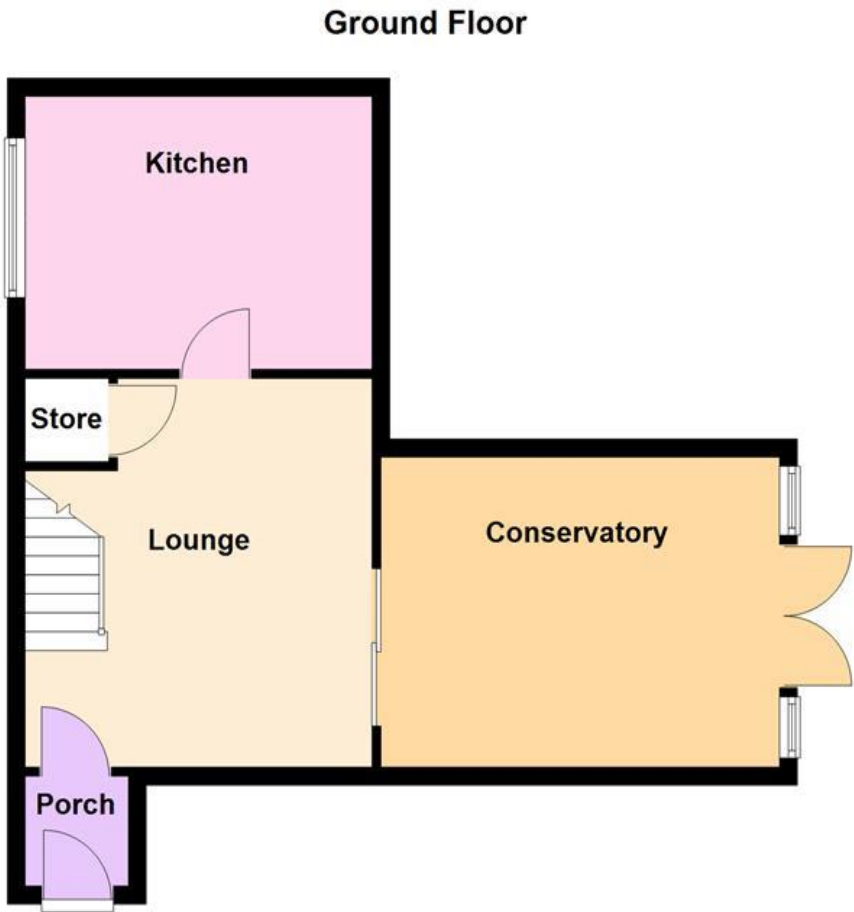
Bathroom 6' 6" x 6' 6" (1.98m x 1.98m)



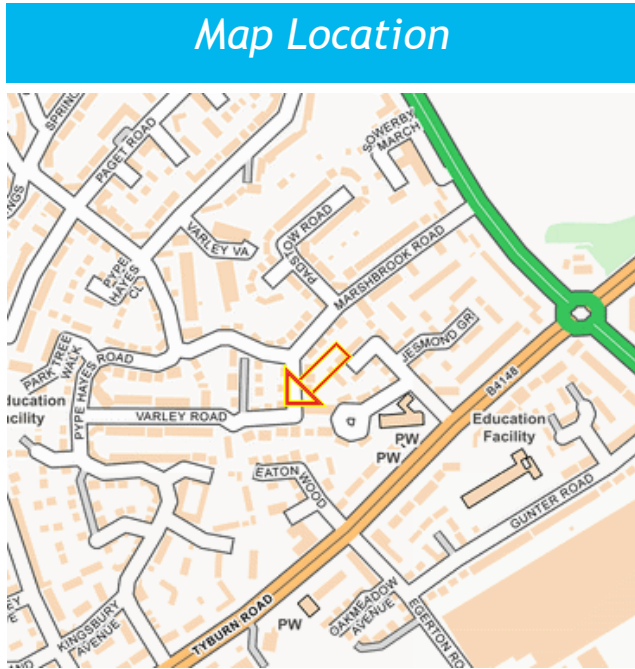


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 4th July 2025