



Varlins Way, Kings Norton

Offers Around £350,000

- PORCH
- LOUNGE DINER
- FOUR BEDROOMS
- INTEGRAL GARAGE
- FRONT DRIVEWAY
- HALL
- KITCHEN DINER
- SHOWER ROOM
- REAR GARDEN
- NO UPWARD CHAIN

An ideal location for this four bedroom detached house in a quiet cul de sac close to the local amenities.

Varlins way is located just on the edge of Kings Norton and has access to the very popular Worcestershire countryside. It is well known for its, popular cycling routes. A short walk away you will also find Wast Hills Driving range, pitch & putt and a 9 Hole Par 3 course along with Birmingham city's training ground.

Becketts Farm Shop is close by and Longbridge Town Centre is a 10-minute drive for Marks and Spencer's, Sainsburys, Boots and other high street stores. There is a pool and gym within the local Nuffield Health Centre, and an Aldi Superstore close by.

There are well regarded primary and secondary schools within close proximity including St Joseph's Primary, St Thomas Aquinas Secondary School and the ever popular Kings Norton Boys and Girls secondary schools. For those needing to commute a short drive away you will find the M42 linking the hub of the midlands motorway network.

Set back from the road via a block paved driveway, UPVC double glazed double doors open into the

PORCH

Having door into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point and door into the

LOUNGE DINER

22'5 into bay x 11'11 (6.83m into bay x 3.63m)



Having UPVC double glazed bay window to the front and window to the rear, four wall light points, two central heating radiators and door into the

KITCHEN DINER

12'11 x 8'5 (3.94m x 2.57m)



Having oak fronted wall, drawer and base units with work surfaces over incorporating inset sink and drainer, halogen hob with extractor over, double eye level oven, space for washing machine, ceramic wall and floor tiles, ceiling light point, central heating radiator and UPVC double glazed window and door to the rear garden

LANDING

Having ceiling light point, loft access and doors to four bedrooms, bathroom and airing cupboard

BEDROOM 1

12'8 x 11'7 (3.86m x 3.53m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM 2

11'7 x 9'10 max (3.53m x 3.00m max)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM 3

9'0 x 8'2 (2.74m x 2.49m)

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 4

9'8 x 6'6 (2.95m x 1.98m)

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

SHOWER ROOM



Having shower enclosure, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the rear

INTEGRAL GARAGE

16'11 x 9'10 max (5.16m x 3.00m max)

Having light and power, courtesy door to the side and up and over door to the front driveway

REAR GARDEN

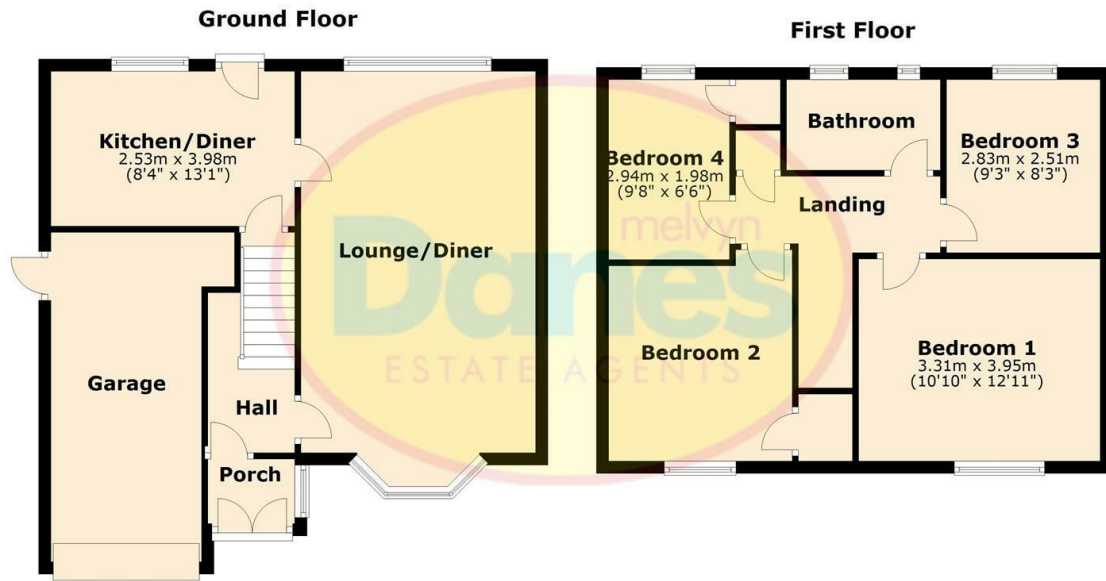


Having paved patio area leading to lawn with a mature out look, timber shed, fencing to boundaries and gated side access



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



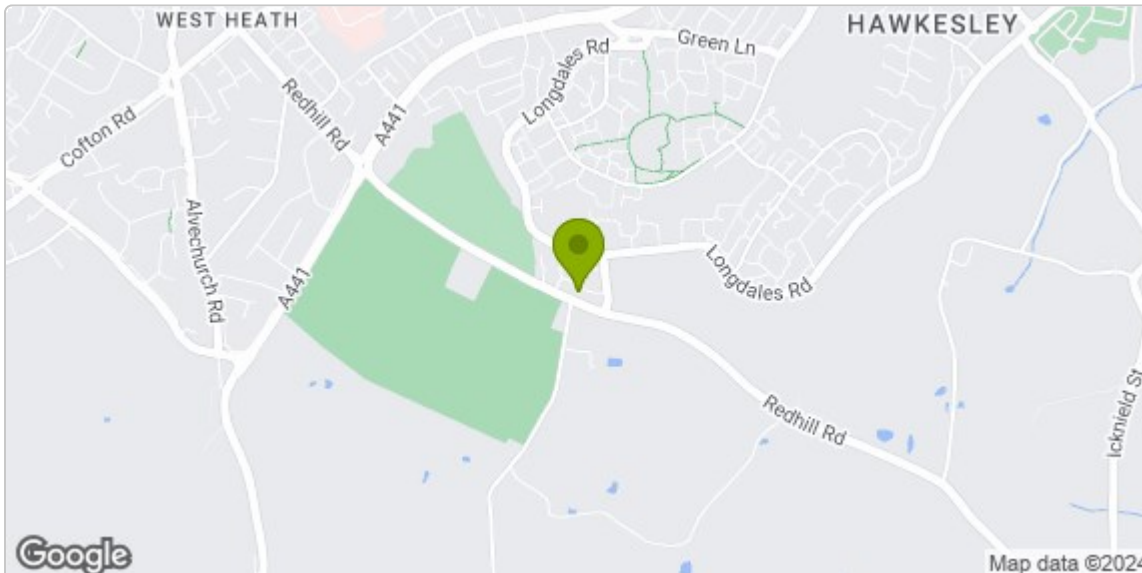
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
16. Varlins Way Kings Norton
Birmingham B38 9UX

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		81
	EU Directive 2002/91/EC	

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