

**AP MORGAN**



**Varlins Way, Birmingham**  
Asking Price £340,000



**Features:**

- Three double bedrooms
- Spacious lounge
- Generous kitchen/diner
- Large garage
- Modern family bathroom
- Large and versatile rear garden
- Off street parking for multiple vehicles.

**Description:**

This beautifully presented three-bedroom, detached house presents a spacious lounge, generous kitchen/diner, a large garage, two double & one single bedrooms, a modern family bathroom, a spacious and versatile garden and off-street parking.

Approaching the property there is a brick paved drive presenting space for parking multiple vehicles with front access to the hall, garage and rear access from side gates either side of the property. The front of the drive hosts a planting bed for small plants.

Entering the property to the hall, there is immediate access to the spacious lounge which presents space for multiple suits and freestanding furniture with a half bay window illuminating the room well. The fitted kitchen/diner is accessed from the lounge which presents ample counter space with an integral electric oven, induction hob, sink and washing machine with space for freestanding appliances. The diner area hosts space for a large dining table and chairs with views to the rear patio from a large rear facing window. The ground floor is completed by a pantry cupboard in the kitchen/diner and a large externally accessed garage which gives space for storage and is currently used as a gym.

Ascending to the first floor, the landing presents Bedroom One, a spacious double facing the front aspect with integral wardrobes, Bedroom Two is additionally a double looking to the rear also hosting an integral wardrobe. Bedroom Three is the single bedroom looking to the front. The family bathroom is modern and presents a washbasin, WC and bath/shower. The first floor is completed by a storage cupboard accessed from the landing.



The rear garden opens to a paved patio area giving plenty of space for outdoor activities, with a rear pergola encompassing a large portion of the patio perfect for storage or outdoor seating. The garden continues to a grass laid lawn giving room for outdoor activities and is bordered by a wooden panel fencing. Additionally, there is rear access to the garage and the gate to the front drive.

Situated in Birmingham, this property is approximately 2.5 miles away from Longbridge shopping centre and is a short drive from amenities such as schooling, restaurants, shops and supermarkets. There are public transport links and easy access to major roadworks, namely the M42 and M5 motorways.

#### **Details:**

##### **Hall**

**Lounge** 15'1" x 13' (4.6m x 3.96m) Both Max

**Kitchen/Diner** 10'10" x 16' (3.3m x 4.88m)

**Garage/Gym** 18'3" x 8'8" (5.56m x 2.64m)

##### **Landing**

**Bedroom One** 12'9" x 9'3" (3.89m x 2.82m)

**Bedroom Two** 10'10" x 9'3" (3.3m x 2.82m) Both Max

**Bedroom Three** 9'9" x 7'2" (2.97m x 2.18m)

**Bathroom** 7'10" x 6'6" (2.4m x 1.98m) Both Max

**EPC Rating:** E

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.





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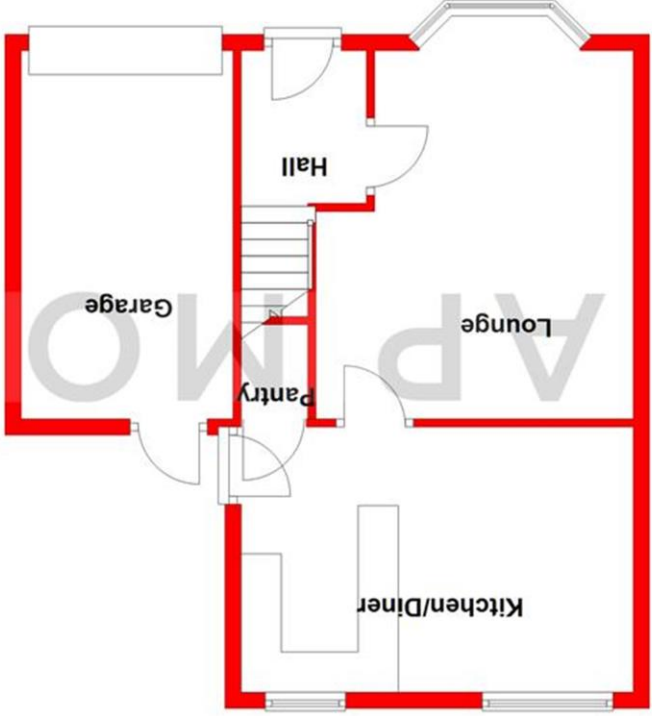
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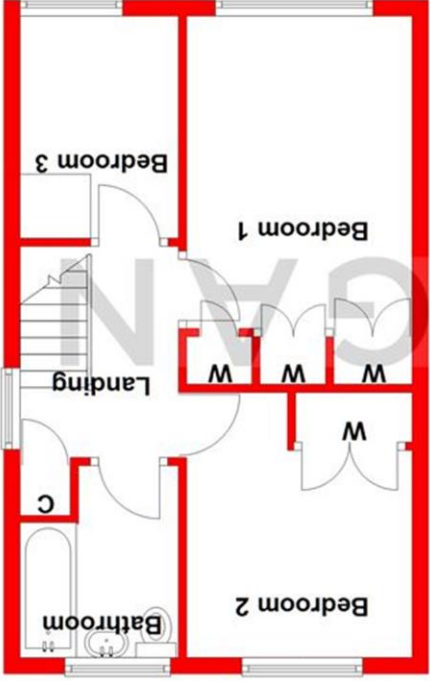
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Ground Floor  
Approx. 54.4 sq. metres (585.3 sq. feet)



First Floor  
Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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