



AP MORGAN

Varlins Way, Birmingham
Offers in excess of £425,000

Features:

- Three double & one single bedrooms
- Generous lounge
- Spacious kitchen/diner
- Large secondary living room
- Utility room
- Ground floor WC
- Home gym
- Garage
- Expansive grass laid garden
- Off-street parking

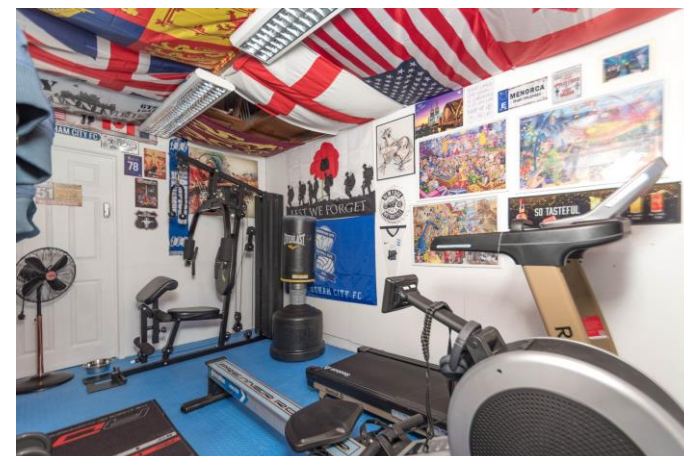
Description:

This four bedroom, link-detached house presents a generous lounge, spacious kitchen/diner, large secondary living room, utility room, ground floor WC, home gym, garage, a large grass laid garden and off-street parking.

Approaching the property there is a brick laid drive giving space for parking multiple vehicles spanning the entire front of the property. There is front access to the garage and front door.

Entering the property there is a hall leading immediately to a generous lounge with an electric fireplace, front facing bay window and space for freestanding furniture. The fitted kitchen/diner is accessed from the lounge offering plenty of counterspace with integral electric double ovens, gas hob, and sink with space/plumbing for freestanding appliances there is a breakfast counter with seating and space for a dining table and chairs. There is also a sliding patio door leading to the rear garden. The secondary lounge is accessed from the kitchen/diner presenting an electric fireplace and space for multiple suites. The ground floor is completed by a utility room with counterspace and plumbing for freestanding appliances, a ground floor WC, home gym and a garage for storage.

Ascending to the first floor, the landing presents Bedroom One, a spacious double with integral storage and en suite offering a shower, washbasin, WC and bath. Bedroom Two is an additional large double looking to the front aspect. Bedroom Three is also a large double with integral storage looking to the front aspect. Bedroom Four is the single bedroom also with integral storage. The shower room presents a shower, wash basin and WC.



The rear garden opens to a paved patio area spanning the full width of the property, giving ample space for outdoor furniture and storage. Continuing to a grass laid lawn, this is a versatile garden bordered by wooden panel fencing.

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' x 12'10" (4.57m x 3.9m) Both Max

Kitchen/Diner 10'1" x 16'2" (3.07m x 4.93m) Both Max

Living Room 24' x 10'5" (7.32m x 3.18m) Both Max

Utility Room 11' x 7'6" (3.35m x 2.29m) Both Max

WC 2'1" x 3'3" (0.64m x 1m)

Gym 13'2" x 8'5" (4.01m x 2.57m) Both Max

Garage 4'5" x 8'5" (1.35m x 2.57m)

Landing

Bedroom One 14'11" x 10'5" (4.55m x 3.18m) Both Max

Ensuite Bathroom 7'11" x 10'5" (2.41m x 3.18m) Both Max

Bedroom Two 11'3" x 9'6" (3.43m x 2.9m)

Bedroom Three 10'9" x 9'1" (3.28m x 2.77m) Both Max - 9'4 to Wardrobes

Bedroom Four 9'4" x 6'6" (2.84m x 1.98m) Both Max

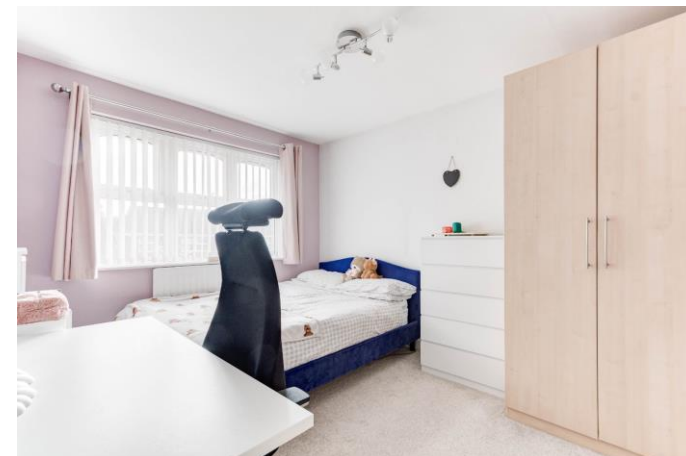
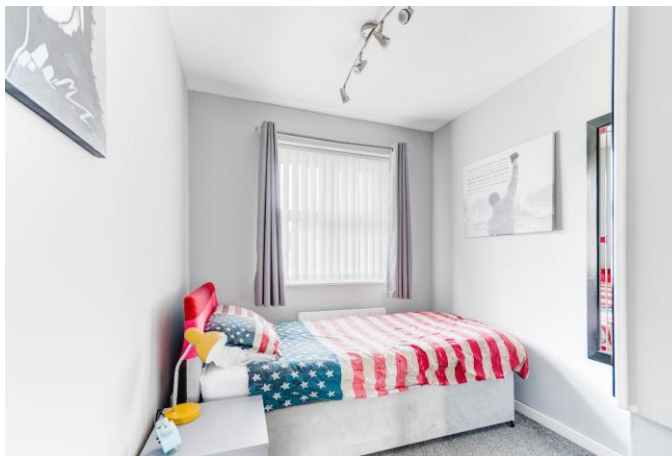
Shower Room 7'8" x 6'6" (2.34m x 1.98m) Both Max

EPC Rating: C

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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Property to sell?

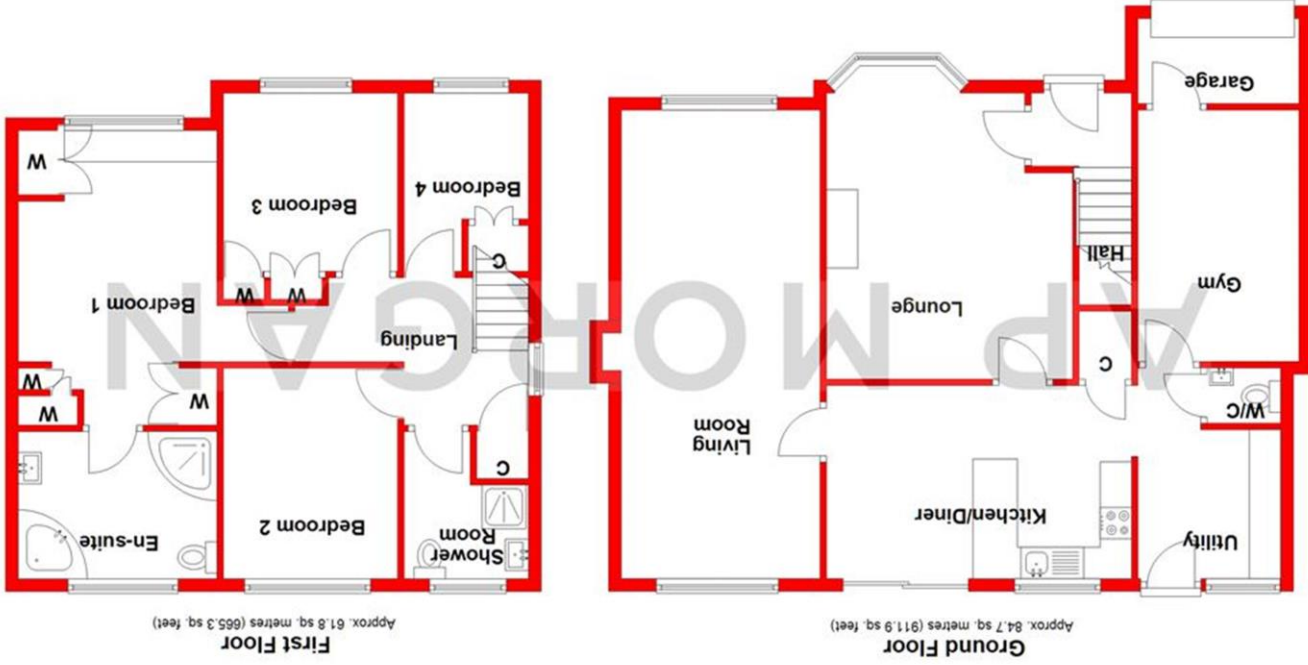
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