



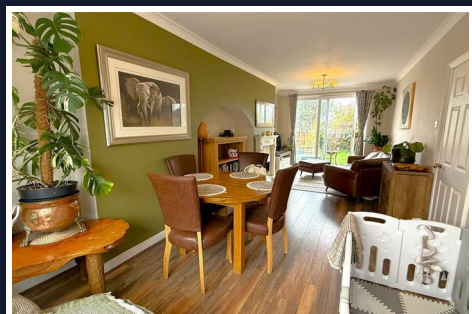
64 Peplins Way

Kings Norton, Birmingham, B30 3NL

Offers In The Region Of £310,000



EXTENDED FAMILY HOME IN GREAT LOCATION! This extended three-bedroom family home is situated in a desirable tree-lined cul-de-sac on the Lindsworth Estate, in a convenient location close to Kings Norton Green, Stirchley, Kings Heath, local parks, and canal towpaths. The property also benefits from excellent transport links, with easy access to the motorway network, rail connections, Birmingham University, the QE Hospital, and highly regarded local schools including Kings Norton Boys, Kings Norton Girls, and King Edward VI Camp Hill School. The accommodation briefly comprises a driveway providing off-road parking, porch, entrance hall, through lounge with sliding doors to the rear garden, kitchen, utility room, and garage. Upstairs there are three bedrooms and a family bathroom. EPC Rating E. To arrange your viewing please call our Kings Norton Office.



Approach

The property is approached via a front driveway leading to garage and door giving access into the utility area and a mature lawn area with decorative flowers and shrubs to borders, then leads to a double glazed front entry sliding door opening into:

Porch

With a wall mounted light point and a further obscured double glazed door opening into:

Hallway

With central heating radiator, two ceiling light points, laminate wood effect floor covering, stairs giving rise to the first floor landing, bi-folding door to under stairs storage cupboard and door opening into:

Open Plan Living/Dining Room

25'11" max x 10'7" (7.924 max x 3.248)

With double glazed bay window to the front aspect, two central heating radiators, double glazed sliding door giving views and access to the rear garden, laminate wood effect floor covering, decorative archway and feature decorative fireplace.

Kitchen

8'7" max x 13'10" max (2.640 max x 4.222 max)

With a double glazed window to the rear aspect, ceiling light point, a selection of wall and base units with work surface over incorporating Belfast sink with mixer tap over, integrated dishwasher, integrated hob with extractor over, integrated oven space facility for and American style fridge freezer, tiling to splash back areas, tiled floor covering, central heating radiator, feature breakfast bar area and open archway into:

Utility

8'0" max x 7'3" max (2.444 max x 2.231 max)

With an obscured double glazed door giving access to the front of the property, double glazed obscure door giving access to the rear garden, in-built storage, space facility for washing machine and dishwasher, central heating radiator, continued tiled floor covering, ceiling spotlight points,

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with obscured double glazed window to the side aspect, ceiling light point, loft access point and doors opening into:

Bedroom One

11'1" x 12'8" (3.390 x 3.867)

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

Bedroom Two

10'10" x 10'5" (3.324 x 3.185)

With double glazed bay window to the front aspect with in-built storage, ceiling light point and central heating radiator.

Bedroom Three

6'3" x 8'7" (1.909 x 2.630)

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

Bathroom

5'7" x 7'6" (1.716 x 2.294)

With bath mixer tap and shower over, obscured double glazed window to the rear aspect, tiled walls,

wash hand basin in vanity unit with mixer tap over, hidden cistern low flush push button WC, ceiling spotlight points, tiled flooring, heated towel rail and wall mounted extractor fan.

Garage

13'11" x 9'7" (4.256 x 2.939)

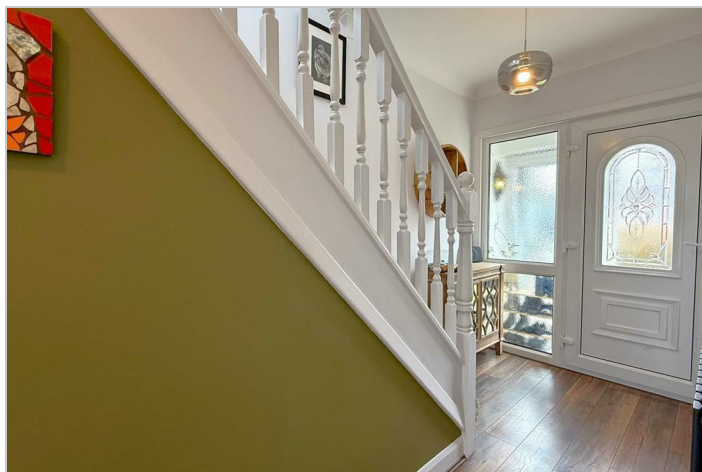
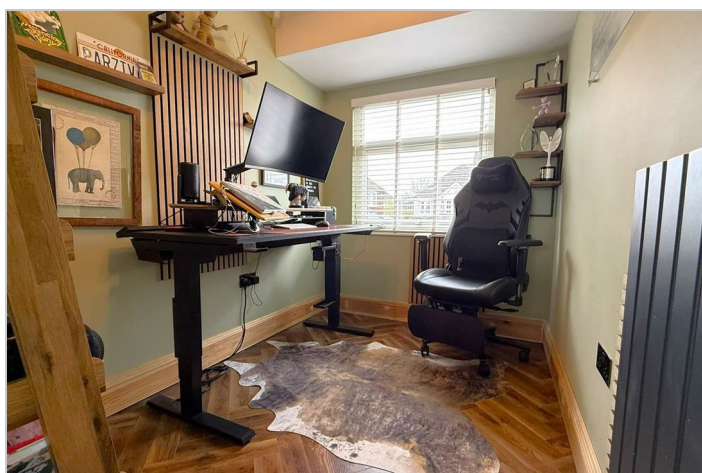
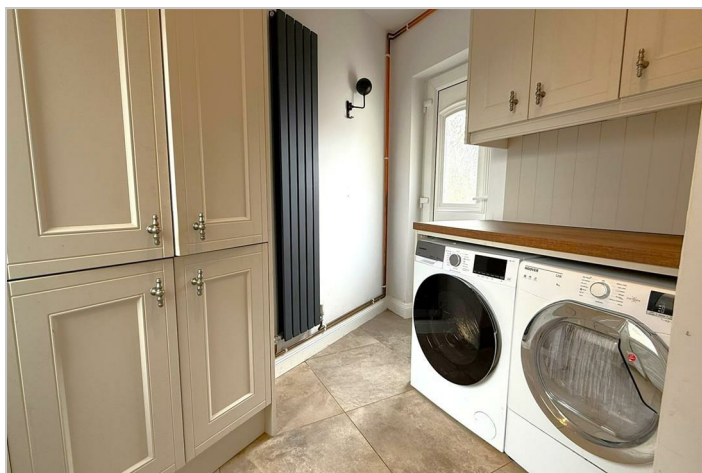
With ceiling strip light point and metal up and over door.

Council Tax

According to the Direct Gov website the Council Tax Band for Peplins Way Kings Norton, Birmingham, West Midlands, B30 3NL is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.

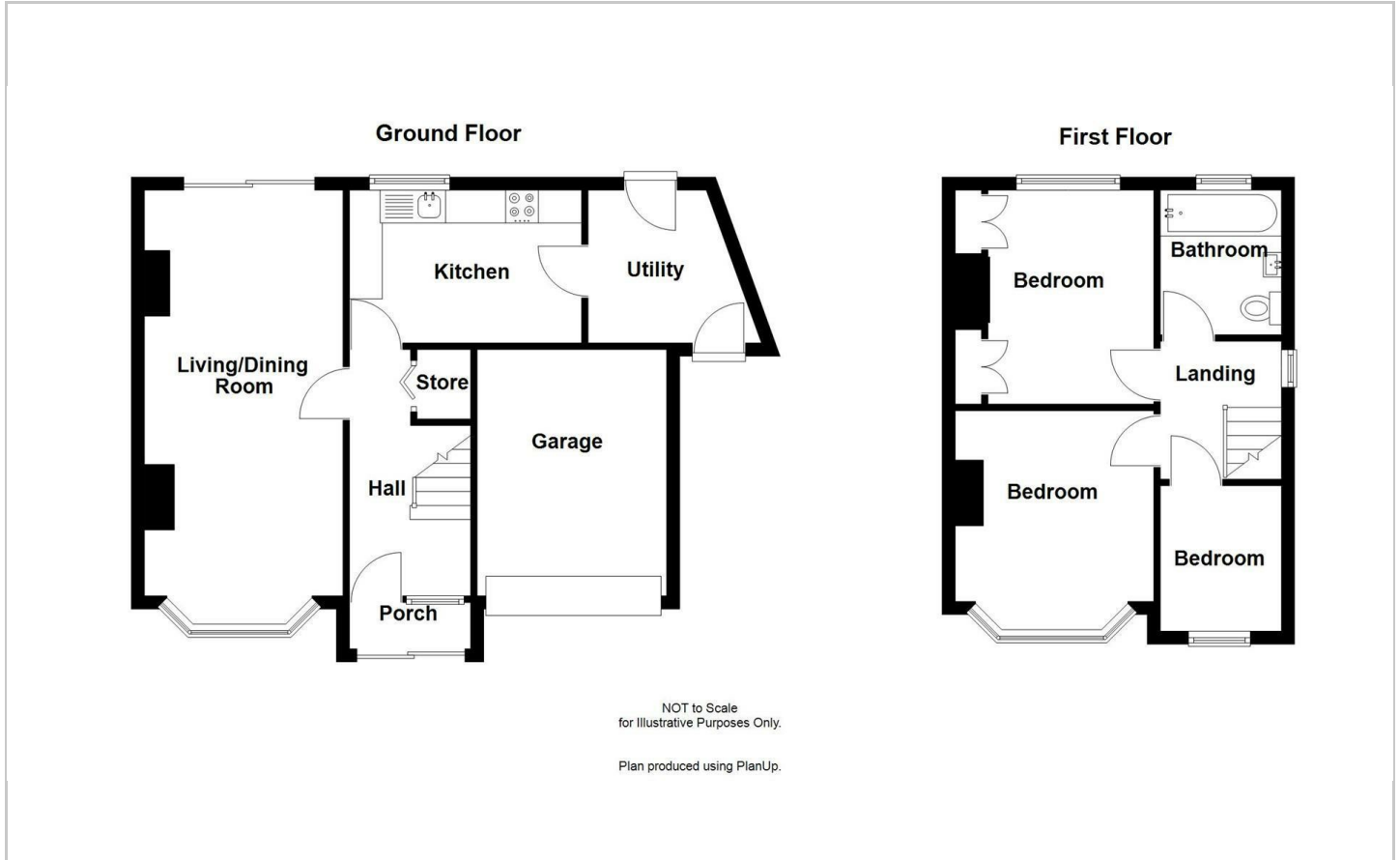
Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





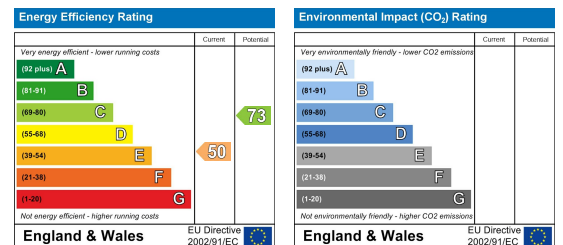
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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