



melvyn  
**Danes**  
ESTATE AGENTS

Varlins Way  
Kings Norton  
Offers Around £325,000



## Description

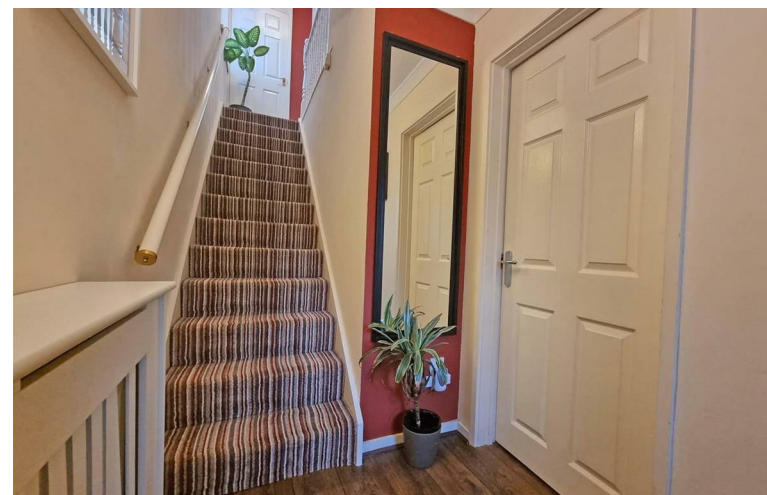
An ideal location for this very well presented Bryants built three bedroom detached link house in a quiet cul de sac close to the local amenities.

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 West 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 front driveway with lawned foregarden, a UPVC double glazed front door opens into the





## PORCH

Having door into the

## HALLWAY

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

## LOUNGE

15'2 x 10'6 (4.62m x 3.20m)



Having UPVC double glazed bow window to the front, ceiling light point, central heating radiator, brick fireplace with inset gas fire and door into the

## MODERN KITCHEN DINER

16'1 x 10'6 (4.90m x 3.20m)



Having a modern range of wall, drawer nad base units with work surfaces over incorporating sink and drainer with mixer tap, four ing gas hob with extractor over and oven beneath, integrated fridge and dishwasher, space for dining, ceramic wall tiles, two ceiling light points, two wall light points, central heating radiator and UPVC double glazed window and sliding doors into the





TENURE: We are advised that the property is freehold.

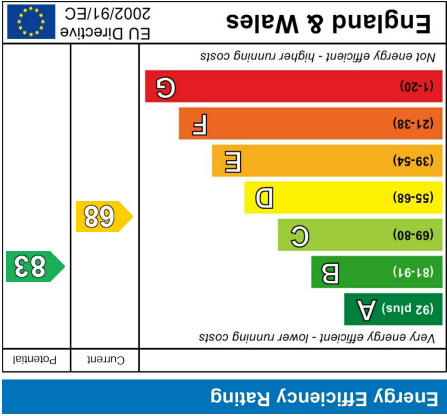
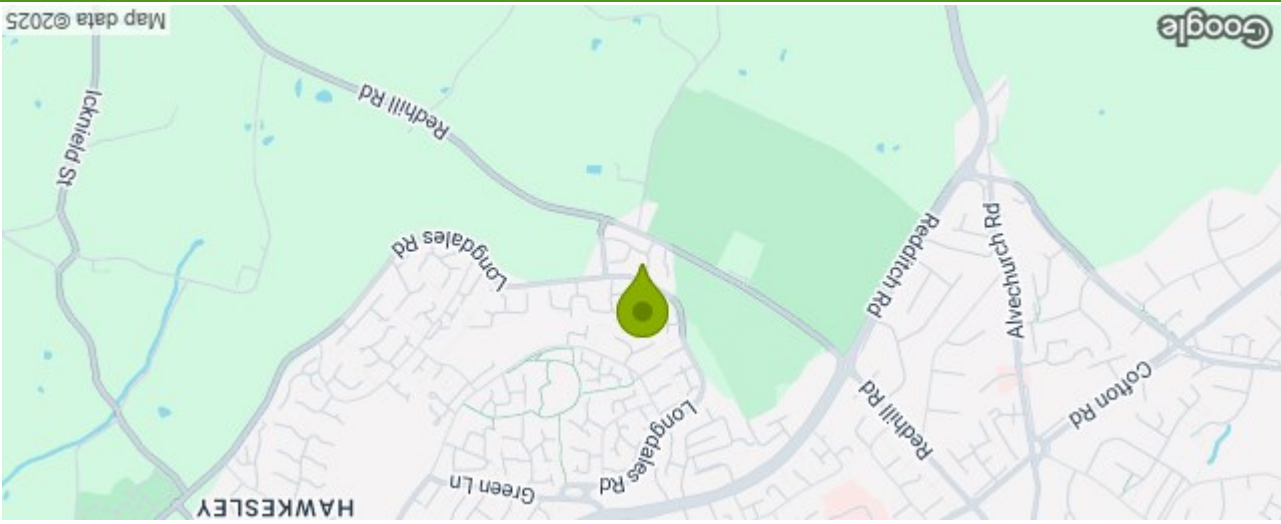
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 17/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 17/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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.

43 Varlins Way Kings Norton Birmingham B38 9UX  
Council Tax Band: D

