



57 Peplins Way

Kings Norton, Birmingham, B30 3NJ

Offers Over £265,000



FAMILY HOME IN GREAT LOCATION! Located in this tree lined cul-de-sac in the Lindsworth Estate is this three bedroom family home, located to nearby amenities including Kings Norton Green, Stirchley, Kings Heath, local parks and canal towpaths. Also having great transport links with easy access to the motorway, rail network. and Kings Norton Boys, Kings Norton Girls, King Edward VI Camp Hill School, Birmingham University and the QE Hospital. In brief the accommodation on comprises; driveway providing off road parking for two vehicles, entrance hallway area with open archway into living room, kitchen diner with sliding door giving access to a south west facing rear garden, and door giving access into covered side accessway. To the first floor there are three bedrooms and family bathroom. EPC Rating TBC. To arrange your viewing please call our Kings Norton Office.



Approach

This three bedroom semie detached property is approached via driveway providing off road parking leading to storm porch with an obscure double glazed front entry door with accompanying windows to the side and above opening into:

Hallway Area

With a central heating radiator, stairs sing to the first floor accommodation, under stairs storage cupboard, laminate wood effect flooring, ceiling light point, open archway into living area and door opening into kitchen.

Living Area

13'0" x 9'10" (3.969 x 3.009)

With a central heating radiator, double glazed bay window to the front aspects, ceiling light point and cornice to ceiling.

Kitchen Diner

8'7" (min / 12'10" (max) x 15'11" (max) (2.627 (min / 3.921 (max) x 4.865 (max))

With a double glazed window to the rear aspects, double glazed sliding patio doors giving access and views to the rear garden, door giving access to the covered side passageway, a selection of matching wall and base units with stainless steel sink and drainer unit with mixer tap over, integrated oven with four ring burner gas hob and extractor over, integrated dishwasher, space facility for washing machine, space facility for fridge freezer and ceiling light point.

Covered Side Passageway

With a ceiling light point, door giving access to the rear garden, door giving access to the front of the property and wall mounted central heating boiler.

Access to the First Floor Accommodation

Via stairs rising from the hallway area up to:

First Floor Landing

With an obscure double glazed window to the side aspects, loft access point, ceiling light point and doors opening into:

Bedroom One

12'11" (max) x 9'10" (3.954 (max) x 3.012)

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

Bedroom Two

13'5" x 9'11" (4.108 x 3.023)

With a double glazed bay window to the front aspects, central heating radiator and ceiling light point.

Bedroom Three

5'8" x 7'4" (1.739 x 2.257)

With a double glazed window to the front aspects, central heating radiator and ceiling light point.

Bathroom

5'7" x 8'7" (1.719 x 2.639)

With an obscure double glazed window to the rear aspects, central heating radiator, ceiling light point, inbuilt storage, tiled flooring, tiling to splash back areas and three piece bathroom suite comprising of: bath with two taps over and mains powered shower attachment, low flush WC and wash hand basin on pedestal with two taps over.

Rear Garden

Access from either the side covered passageway or the kitchen diner and with paved patio area with steps leading down to mature lawned area with decorative flower beds. Pathway leading to the rear of the garden with rear access point.

Tenure

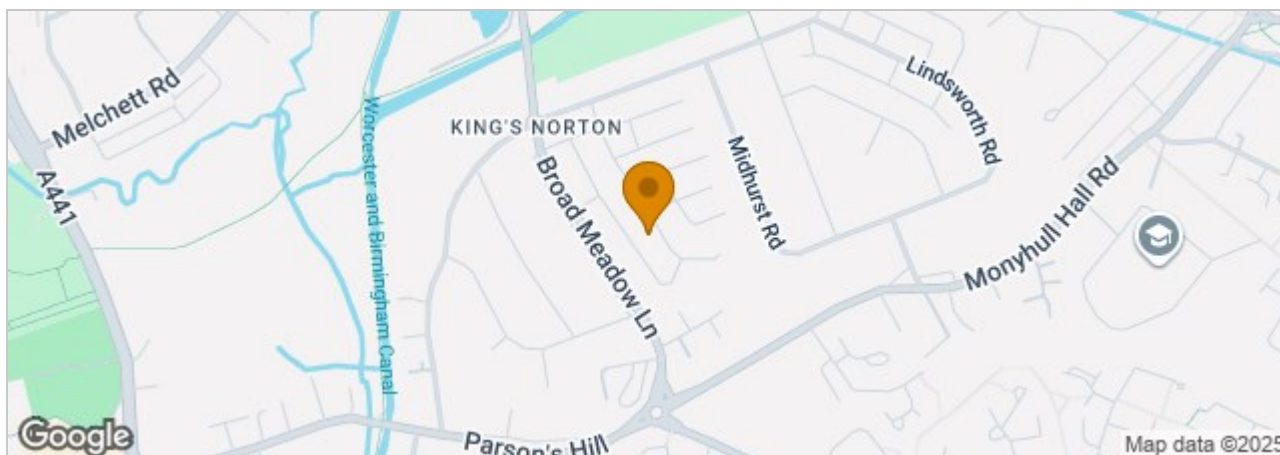
We believe the property to be Freehold subject to confirmation by a Solicitor.

Council Tax

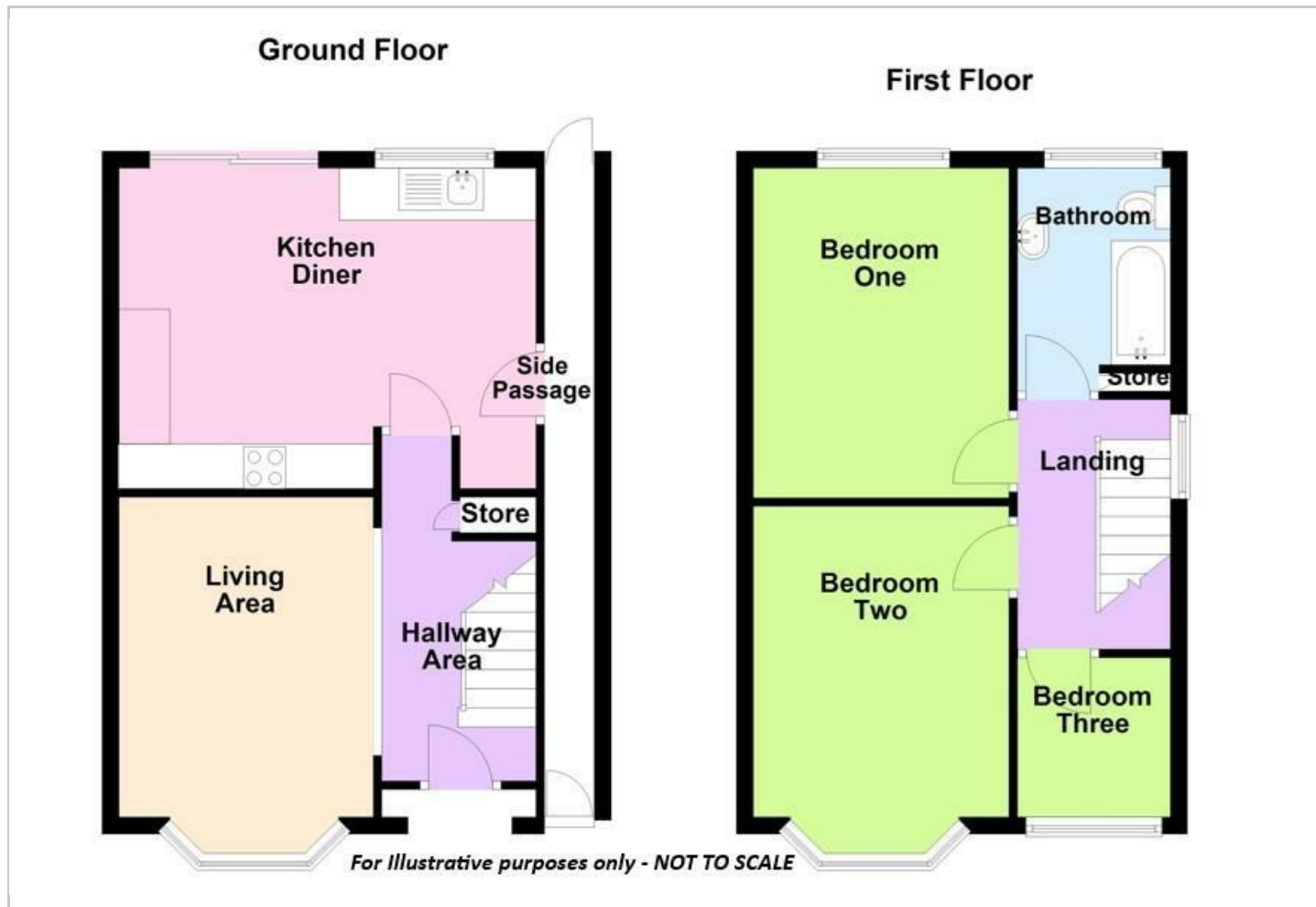
According to the Direct Gov Website the Council Tax Band for Peplins Way Kings Norton, Birmingham, West Midlands, B30 3NJ is a band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation by your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





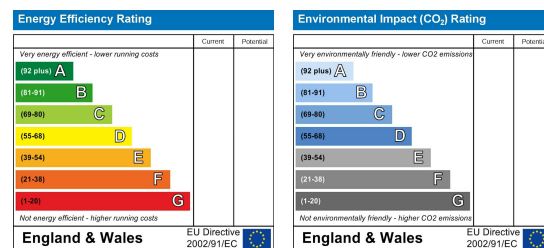
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.