



smarthomes

Arkley Road

Hall Green, Birmingham, B28 9PE

- A Beautifully Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Modern Breakfast Kitchen
- Large Open Plan Through Lounge
- Modern En-Suite Shower Room
- Modern Family Bathroom

Offers Over £270,000

EPC Rating - D

Current Council Tax Band - A





Property Description

The property is set back from the road behind a brick built wall with iron gates leading to a lawned fore garden with paved parking area and a double glazed composite door leading into

Porch

With double glazed side windows, remote control electric heater, laminate flooring, double electrical plug, ceiling light point and a UPVC door leading to

Entrance Hallway

With LED ceiling light point, radiator, stairs leading to the first floor accommodation with newly fitted carpet, laminate flooring, under floor heating and glazed door leading off to



Through Lounge/Diner

25' 7" x 12' 5" (7.8m x 3.8m) With a UPVC double glazed window to front elevation, UPVC double glazed French doors with matching side windows to rear, feature vertical wall mounted radiator, further wall mounted radiator, laminate flooring, under floor heating, electric fire with wooden surround, ceiling spot lights, under stairs storage cupboard and opening to



Re-Fitted Breakfast Kitchen to Rear

11' 9" x 9' 6" (3.6m x 2.9m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and brand new electric oven below. Space and plumbing for washing machine, tiling to splash back areas, laminate flooring, under floor heating, plinth heating, ceiling spot lights, double glazed French doors leading to the rear garden and access to



Utility Area

4' 11" x 3' 3" (1.5m x 1m) With space for a fridge/freezer and tumble dryer, UPVC double glazed window to front and laminate flooring

Landing

With ceiling light point, two double glazed windows to side, loft hatch, radiator and door leading off to

Bedroom One to Rear

15' 5" x 9' 6" (4.7m x 2.9m) With double glazed window to rear elevation, radiator, LED ceiling light point, newly fitted carpet, USB sockets and door to



Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower, low flush W.C and vanity wash hand basin. Obscure double glazed window to front, complementary tiling to walls, ladder style radiator and LED ceiling light point



Bedroom Two to Rear

14' 5" x 9' 6" (4.4m x 2.9m) With double glazed window to rear elevation, radiator, newly fitted carpet and LED ceiling light point

Bedroom Three to Front

10' 9" x 6' 10" (3.3m x 2.1m) With double glazed window to front elevation, radiator, newly fitted carpet and LED ceiling light point

Re-Fitted Family Bathroom

7' 6" x 7' 2" (2.3m x 2.2m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Feature vertical radiator, tiling to splash prone areas, ceiling light point and obscure double glazed windows to the front and side elevations



Rear Garden

Being mainly laid to lawn with a terrace patio area, a variety of mature shrubs and bushes, panelled fencing to boundaries and a centralised path leading to timber framed storage

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.