



smarthomes

## Arkley Road

Hall Green, Birmingham, B28 9PE

- A Very Well Presented Mid-Terrace Property
- Two Double Bedrooms & Modern Bathroom
- Freehold, Vacant Possession & No Upward Chain
- South/Westerly Facing Rear Garden

**£190,000**

EPC Rating - 60

Current Council Tax Band - A





## Property Description

The property is set back from the road behind a stone chipped driveway providing off road parking with low level fencing to side boundaries and a wooden glazed front door leading into

## Entrance Hallway

With laminate flooring, ceiling light point, stairs leading to the first floor accommodation and door leading off to





### **Lounge to Front**

12' 9" x 11' 9" (3.9m x 3.6m) With UPVC double glazed window to front elevation, radiator, wall light points, laminate flooring, door to under stairs storage cupboard with ceiling light point within and access to



### **Fitted Breakfast Kitchen to Rear**

13' 5" x 6' 2" (4.1m x 1.9m) Being 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 4 ring electric hob with a double oven and grill below. Tiling to splash back areas, wood effect flooring, ceiling light point, a double glazed door and window to the rear aspect and door to storage cupboard with a wall mounted gas central heating boiler, space and plumbing for washing machine and ceiling light point within



### **Landing**

With ceiling light point, loft hatch with loft ladder and lighting and doors leading off to



### **Bedroom One to Front**

16' 0" max x 9' 6" (4.9m max x 2.9m) With two double glazed windows to front elevation, over stairs storage cupboard, radiator and ceiling light point

### **Bedroom Two to Rear**

9' 10" x 8' 10" (3m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point



### Modern Bathroom to Rear

5' 6" x 5' 2" (1.7m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

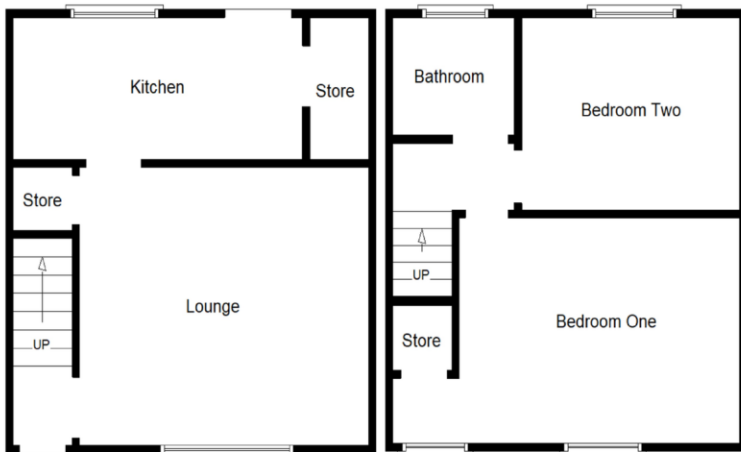


### South/Westerly Facing Rear Garden

Being mainly laid to lawn with block paved and decked patio areas, timber framed shed, gated rear access and hedging and panelled fencing to boundaries

### 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 vendor. Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.