



smarthomes

Arkley Road

Hall Green, Birmingham, B28 9PF

- A Well Presented Semi Detached Property
- Two Double Bedrooms
- Re-Fitted Breakfast Kitchen, Attractive Lounge & Conservatory
- South West Side Garden & Rear Terrace Garden With Bar

Offers In Region Of £240,000

EPC Rating 58

Current Council Tax Band B





Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to gated access to private South West facing lawned side garden, aluminium storage shed and feature canopy porch with exterior lighting and attractive front door leading through to

Entrance Hall

With wood effect flooring, radiator, ceiling light point, useful storage cupboard and door leading through to

Attractive Lounge

13' 9" x 13' 9" (4.2m x 4.2m) With double glazed window over-looking side garden, wood effect flooring, ceiling light point with decorative rose, coving to ceiling, gas fireplace with marble hearth and decorative surround, door to inner hallway and door leading through to



Re-Fitted Breakfast Kitchen to Rear

11' 1" x 9' 2" (3.4m x 2.8m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units with complementary wood effect work surfaces and matching splashbacks, sink and drainer unit with mixer tap, four ring hob with extractor canopy over, inset electric oven, under-cupboard lighting, breakfast bar seating area, integrated fridge, dishwasher and washing machine, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, UPVC double glazed door leading out to the rear garden and door leading through to



Utility Room

With space for fridge freezer, laminate work surface, ceiling light point, wood effect flooring and door leading into

Guest WC

With low flush WC, corner vanity wash hand basin with Metro style tiling to splashback, wood effect flooring, ladder style radiator, ceiling light point and obscure double glazed window to rear

Inner Hallway

With ceiling light point, stairs leading to the first floor accommodation and door leading into



Conservatory

12' 5" x 8' 2" (3.8m x 2.5m) With double glazed windows, polycarbonate roof, wood effect flooring, wall lighting and UPVC double glazed French doors leading out to the South West facing side garden

Accommodation on the First Floor

Landing

With double glazed window, ceiling light point, loft access and doors leading off to

Bedroom One

13' 10" x 10' 11" (4.22m x 3.33m) With two double glazed windows, ceiling light point, two radiators, coving to ceiling and useful storage cupboard

Bedroom Two

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window, radiator and ceiling light point





Spacious Family Bathroom

9' 2" x 7' 2" (2.8m x 2.2m) Being fitted with a three piece suite comprising; tiled panelled bath with Triton electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window, radiator and ceiling light point

Rear Terrace Garden

Being paved for low maintenance and an ideal space for entertaining with impressive timber bar area, security lighting, gated side access and fencing to boundaries

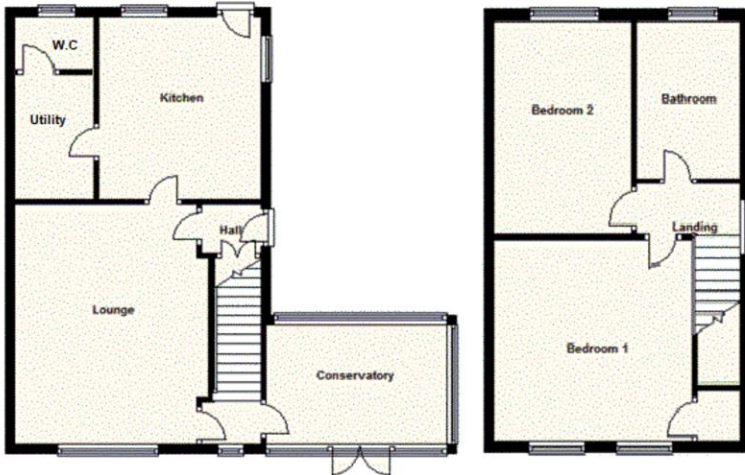


South West Facing Side Garden

A private screened side garden, mainly laid to lawn with mature tree, fenced and hedged boundaries, side gate access to driveway and paved pathway

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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(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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