



## 21 Arkell Way

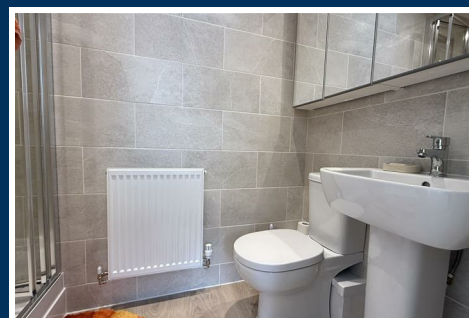
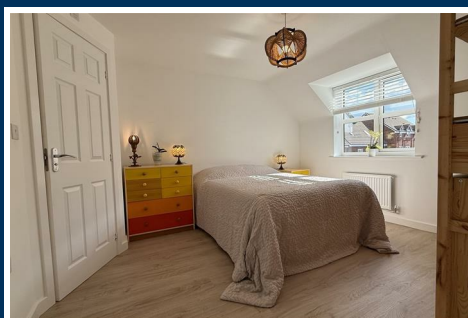
Selly Oak, Birmingham, B29 6GA

Offers In The Region Of £380,000





**\*STUNNING MODERN HOME WITH NO CHAIN!\*** Immaculately presented and upgraded by the current owners, this stunning three-bedroom end-of-terrace home is located on the highly sought-after Oaks development and is offered to the market with no onward chain. Perfect for buyers seeking a move-in ready home, the property has been enhanced to include an EV charging point, upgraded flooring, improved internet connectivity, and the benefit of a larger plot. Stepping into the impressive entrance hallway, you'll find access to a useful utility room with direct entry to the rear garden, alongside a convenient downstairs WC. The first floor is the true heart of the home – a stylish, bright and airy open-plan living, dining, and kitchen space, complete with high-gloss finishes, integrated appliances, and plenty of natural light. To the rear, a separate study provides an ideal workspace. The top floor offers a superb principal bedroom with en suite, a further spacious double bedroom, and a generous third single bedroom alongside lots of storage options. Externally, the property boasts a lovely rear garden and car port to the front with driveway and side garden. Perfectly positioned, the home is within easy reach of the Queen Elizabeth Hospital, University of Birmingham, Newman University, and major employment hubs. Families will find a choice of excellent schools close by, while superb transport links give direct access to Selly Oak, Harborne, Birmingham City Centre, and beyond, with Selly Oak Train Station just half a mile away. A pedestrian path also connects directly to the nearby canal, offering a pleasant walk to Battery Retail Park and beyond. Such a wonderful home! To book your viewing please call our Bournville sales team!



## Approach

This beautifully presented three storey, three bedroom home is approached via a front fore garden with decorative flowerbeds and shrubs also incorporating side pathway and garden with bin storage area and wooden gate opening into the rear garden.

## Hallway

With stairs to first floor, ceiling light point, central heating radiator, wall mounted electric fuse board and door opening into:

## Ground Floor WC

6'05" x 2'09" (1.96m x 0.84m)

With low level push button WC, wash hand basin on pedestal with hot and cold mixer tap, central heated radiator, upgraded LVT floor covering, ceiling light point and tiling to splash back.

## Rear Garden

Being accessed from the ground floor utility area or the side access gate leads to a full width patio area leading to the main garden area with mainly mature lawn and decorative flowerbeds to all borders with a selection of mature plants, shrubs and vegetables patches and being finished with panel fencing to all borders with double doors opening into:

## Garage

26' x 9'10" (7.92m x 3.00m)

With ceiling light point, EV charging point, metal up and over door to the front driveway and electric points.

## Utility Space

With wall mounted storage units incorporating boiler

cupboard housing the Ideal Logic combination boiler, wood effect work surfaces, LVT upgraded floor covering and an integrated washer / dryer.

## First Floor Accommodation

From the hallway stairs with decorative balustrades gives rise to the first floor landing with further balustrading staircase giving rise to the top floor, ceiling light point, upgraded LVT floor covering and internal doors opens into:

## Home Study

6' x 6'07" (1.83m x 2.01m)

With double glazed window to the rear aspect, central heating radiator, continued upgraded LVT floor covering, upgraded ethernet connection point and recessed spots to ceiling.

**L-Shaped Open Plan Kitchen/Dining and Living Area**  
17'03" max x 10'05" min x 26' max x 8'03" min (5.26m max x 3.18m min x 7.92m max x 2.51m min)

From landing area French doors opens into kitchen/dining and living area with kitchen area with a superb upgraded array of white gloss fronted contemporary wall and base units with integrated electric oven, four ring burner ceramic hob with in-built AEG stainless steel extractor over and glass splash back, wood effect work surfaces with splash returns, integrated fridge and freezer, integrated dishwasher, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, double glazed windows to the rear aspect, ceiling light point and opens out to dining/living area. With continued upgraded LVT floor covering throughout, central heating radiator, two further ceiling light points, double glazed French doors opening to Juliette

balcony, further double glazed window to the front aspect and further central heating radiator.

#### Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, door opening into in-built airing cupboard with adjustable shelving, door opening into over stairs storage cupboard providing excellent storage, upgrade LVT floor covering and further doors opening into:

##### Bedroom One

12'02" x 10'05" (3.71m x 3.18m)

With double glazed window to the front aspect, loft access point, central heating radiator, LVT floor covering and door opening into:

##### En-Suite Shower Room

4'06" x 7'10" max (1.37m x 2.39m max)

With Mira Mode Digital thermostatic shower over, fully tiled to all walls, LVT floor covering, central heating radiator, push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, wall mounted mirror fronted storage unit, ceiling mounted extractor and recessed spots to ceiling.

##### Bedroom Two

10'6" x 9'07" (3.20m x 2.92m)

With double glazed window to the rear aspect, central heating radiator, ceiling light point and continued LVT floor covering.

##### Bedroom Three

6'6" x 8'04" (1.98m x 2.54m)

With double glazed window to the front aspect, ceiling light point, ethernet connection point and central heating radiator.

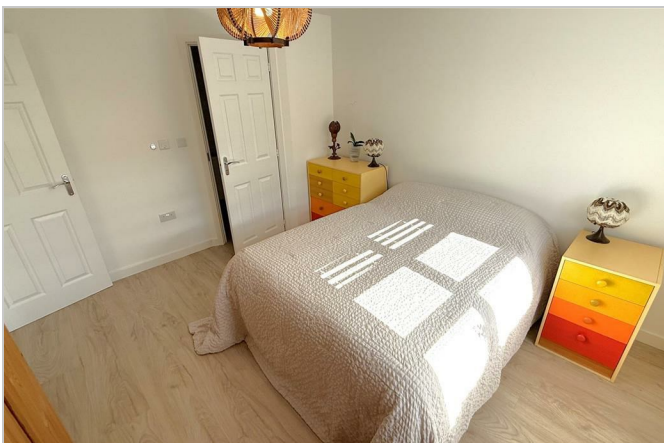
##### Bathroom

6'07" x 6'07" (2.01m x 2.01m)

With a three piece bathroom suite comprising panel bath with Mira Azora shower over and hot and cold mixer tap and glass shower screen, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, frosted double glazed window to the rear aspect, fully tiled to all walls, continued LVT floor covering and central heating radiator.

#### SERVICE CHARGE DETAILS

£293.20 per annum estate charge

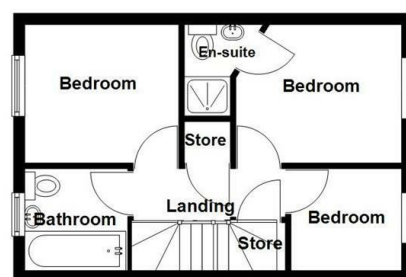
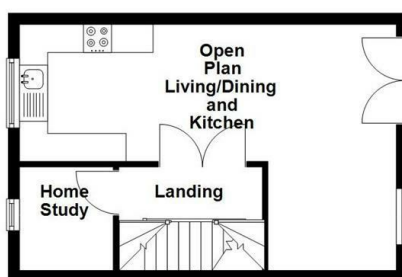
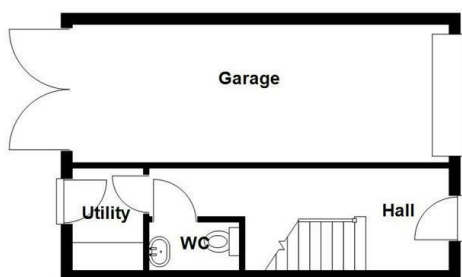






## Floor Plan

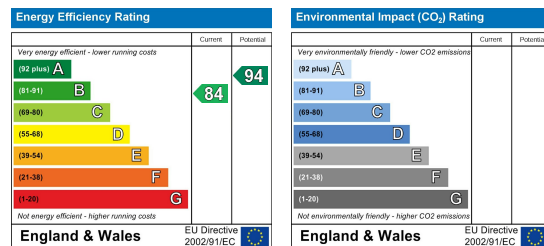
Arkell Way - NOT TO SCALE - For illustrative purposes only



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 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.