



Connells

Arkell Way
Selly Oak



Property Description

This modern, three-bedroom family home is thoughtfully designed and set over three spacious floors, offering both comfort and convenience for contemporary living. Upon entering, you're welcomed into a bright and airy lobby, leading to a spacious lounge/dining area's perfect for family gatherings or quiet evenings. The open-plan layout provides ample space for relaxation and entertaining, with large windows allowing natural light to flood the room.

The ground floor also includes a guest cloakroom, adding to the home's practicality for family and visitors. The fitted kitchen is designed with both style and functionality in mind, featuring a full range of modern appliances, ideal for preparing meals and hosting guests. The kitchen flows seamlessly into the dining area, creating an open and social atmosphere.

The first-floor features two generously-sized double bedrooms, each offering a peaceful retreat with plenty of room for furniture and personal touches. A well-appointed family bathroom serves this floor, complete with contemporary fixtures and fittings.

The second floor is dedicated to the master bedroom, providing a luxurious and private space. This spacious room benefits from bespoke features, including a stylish en-suite bathroom that adds a touch of sophistication. With its calming atmosphere and ample space, the master bedroom is the perfect sanctuary for relaxation.

Outside, the property boasts a neatly enclosed rear garden, providing a safe and private.

Approach

Set back behind a neat fore-garden with a double tandem driveway to the side having a gate leading to the rear garden.

Entrance Hallway

Ceiling light point, further door onto lounge.

Lounge/Dining Room

14' 8" x 11' (4.47m x 3.35m)

The spacious lounge providing ample space for a dining table. A large, double-glazed window faces the front, allowing natural light to flood the room. Convenient storage is available under the stairs, while the room is fitted with vinyl wood-look flooring for a modern touch. The space is further enhanced by a radiator, ensuring warmth and comfort. A TV point is also included, making the room perfect for both relaxation and entertainment.

Inner Hallway

Staircase rising off, ceiling light point, doors onto guest cloakroom and kitchen.

Cloakroom

Ceiling light point, panelled radiator, low flush w.c, hand wash basin.

Kitchen

11' 9" x 7' 7" (3.58m x 2.31m)

This fully fitted kitchen is a true highlight, offering both style and functionality with additional units thoughtfully added to maximize storage and convenience. The kitchen is fitted with matching wall and base units, providing an abundance of storage space. The expansive work surfaces offer plenty of room for meal preparation, and a dedicated breakfast area adds a practical touch for casual dining or enjoying a morning coffee.

The kitchen is equipped with a range of high-quality integrated appliances, including a 4-ring gas hob with a sleek stainless-steel splashback, a powerful extractor fan to ensure a fresh atmosphere, and a washer/dryer for added convenience. A fridge/freezer and a slimline dishwasher are also integrated seamlessly into the design, enhancing the kitchen's modern appeal. The neatly concealed boiler ensures a clean, uncluttered look.

The room features a durable wooden-look vinyl flooring that is both stylish and easy to maintain. Natural light pours in through a large, double-glazed window, offering a pleasant view of the outside, while French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living spaces. Whether preparing meals, entertaining, or relaxing, this kitchen offers the perfect blend of practicality and modern design.

First Landing

Ceiling light point, panelled radiator, doors off.

Bedroom Two

11' 9" x 10' 5" max (3.58m x 3.17m max)

double bedroom, ceiling light point, panelled radiator, two double glazed windows facing the rear.

Bedroom Three

9' 10" plus wardrobes x 8' 11" max (3.00m plus wardrobes x 2.72m max)

Double bedroom, ceiling light point, panelled radiator, bespoke wall to wall fitted wardrobes with ample storage space and shelving within, double glazed window to rear elevation.

Bathroom

Bathroom comprising of panelled bath with shower over and screen, wash hand basin with mixer tap, low flus w.c, panelled radiator, ceiling light point, extractor fan, frosted double glazed window to side.

Second Floor Landing

Ceiling light point, walk in storage cupboard.

Master Bedroom

16' 11" x 8' 5" (5.16m x 2.57m)

Master suite comprising of fitted mirrored fronted wardrobes, double glazed dorma window to front (some restricted head height), panelled radiator, loft storage space, ceiling light point.

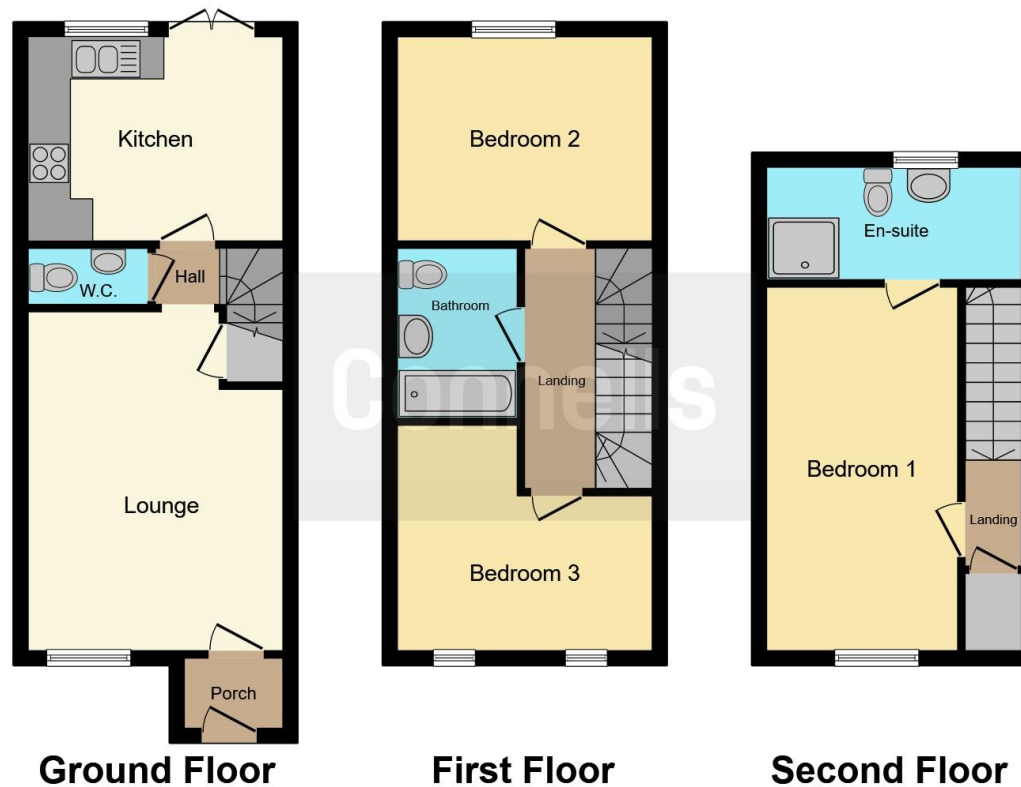
En-Suite

Double glazed skylight window to rear (some restricted head height), stylish walk-in double shower, fully tiled with rainfall shower unit, hand wash basin with mixer tap, low flush w.c, heated towel rail, stylish flooring, bespoke fitted storage cupboard with ample shelving within.









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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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