



smarthomes

Arkley Road

Hall Green, Birmingham, B28 9PL

- A Well Presented End Terrace Property
- Two Double Bedrooms
- Four Piece Family Bathroom
- Conservatory

£225,000

EPC Rating 63

Current Council Tax Band A





Property Description

The property is set back from the road behind a blue shingle stone chipping fore garden and block paved driveway providing off road parking extending to garage doors and wooden front door with obscure glazed insert leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and wooden door with obscure glazed inserts leading through to

Attractive Lounge to Front

15' 8" x 13' 9" (4.8m x 4.2m) With double glazed bay window to front elevation, radiator, two ceiling light points, coving to ceiling and door leading through to



Kitchen to Rear

12' 5" x 7' 2" (3.8m x 2.2m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood block effect work surfaces, feature composite sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for dishwasher, space for American style fridge freezer, cupboard housing Worcester Bosch boiler, ladder style radiator, ceiling light points, tiled flooring, coving to ceiling, double glazed windows to rear, stairs leading to the first floor accommodation and part glazed door leading into



Conservatory

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, radiator, tiled flooring, wall lighting and power points

Accommodation on the First Floor

Landing

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



Bedroom One to Rear

12' 5" x 8' 2" (3.8m x 2.5m) With double glazed window to rear elevation, radiator, wood effect flooring, ceiling light point and useful over-stairs storage cupboard

Bedroom Two to Front

10' 9" x 7' 10" (3.3m x 2.4m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point



Four Piece Family Bathroom to Front

7' 10" x 6' 10" (2.4m x 2.1m) Being fitted with a four piece white suite comprising; tiled panelled bath with mixer tap and shower attachment, walk-in shower with thermostatic rainfall shower and additional shower attachment, low flush WC and feature vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to front, ladder style radiator and spot lights to ceiling



Pleasant Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, shrubbery and decorative borders, timber shed and paved terrace to rear with seating area and brick firepit



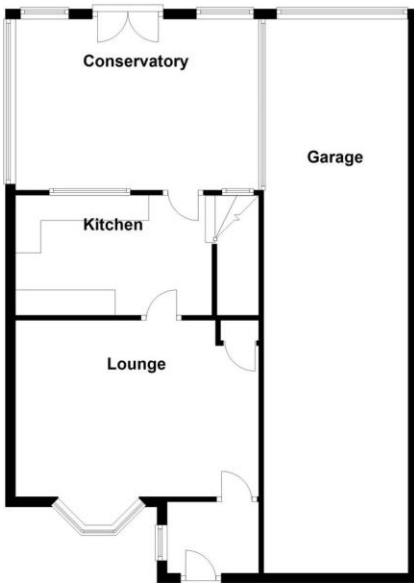
Garage

35' 1" x 10' 2" max (10.7m x 3.1m) With double garage doors to driveway, ceiling light points, power points, UPVC double glazed door leading out to the rear garden and double glazed window to rear

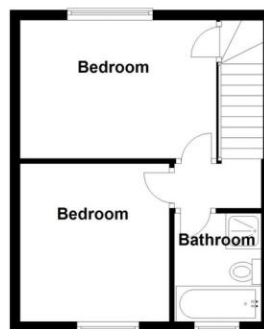
Tenure

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

Ground Floor
Approx. 80.5 sq. metres (866.0 sq. feet)



First Floor
Approx. 28.3 sq. metres (304.4 sq. feet)



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.