



Arkley Grove

Hall Green, Birmingham

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Four Piece Family Bathroom
- West Facing Rear Garden, Garage & Driveway Parking
- No Upward Chain

Offers Over £250,000

Current EPC Rating - TBC
Current Council Tax Band - B





Property Description

A well presented and extended end-terrace property offering three good size bedrooms, lounge, breakfast kitchen, guest W.C, superb four piece family bathroom, West facing rear garden, garage and generous off-road parking



Rooms & Measurements

Lounge to Front 5.59m x 3.43m (18'4" x 11'3")

Guest WC to Rear

Breakfast Kitchen to Rear 2.34m x 3.84m (7'8" x 12'7")

Bedroom One to Front 2.49m x 3.38m (8'2" (min) x 11'1" (max))

Bedroom Two to Front 3.96m x 2.74m (13'0" x 9'0")

Walk-In Wardrobe 1.3m x 2.95m (4'3" (max) x 9'8" (max))

Bedroom Three to Rear 3.86m x 2.49m (12'8" x 8'2")

Modern Four Piece Family Bathroom to Rear 2.51m x 2.74m (8'3" x 9'0")

Garage 4.47m x 3.1m (14'8" x 10'2" (max))

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – B



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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 are 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.