



32 Arkell Way

Selly Oak, Birmingham, B29 6GA

Offers In The Region Of £425,000



This immaculately presented four-bedroom semi-detached home is arranged over three floors and located on the highly sought-after Oaks development. Offering spacious and versatile accommodation ideal for modern family living, the property features a superb top-floor principal bedroom with en-suite, bright living space opening onto the rear garden, and off-road parking. Perfectly positioned close to excellent schools, the Queen Elizabeth Hospital, University of Birmingham, and outstanding transport links to Selly Oak, Bournville, Harborne and Birmingham City Centre, this is a fantastic opportunity to purchase a move-in ready home in a prime location.



Approach

This beautifully presented four-bedroom, three-storey semi-detached home is approached via a tarmac front driveway providing off-road parking for multiple vehicles, including a side access point to the rear garden and a composite front entry door opening into:

Entrance Hall

With LVT flooring, ceiling light point, stairs rising to the first-floor landing with decorative balustrade, door opening into under-stairs storage cupboard, central heating radiator and door opening into:

Downstairs WC

6'03" x 2'10" (1.91m x 0.86m)

With push-button WC, wash hand basin on pedestal with hot and cold mixer tap, tiled-effect floor covering, tiling to splashbacks, central heating radiator, frosted double-glazed window to the front aspect and wall-mounted electric fuse box.

Kitchen/Dining Room

16'03" x 9'04" (4.95m x 2.84m)

The kitchen offers a selection of white-fronted wall and base units with wooden-effect work surfaces, integral one-and-a-half sink and drainer with hot and cold mixer tap, space for washing machine, inset electric hob, stainless steel splashbacks and stainless steel extractor over, integrated oven, space for fridge freezer, laminate wood floor covering and two ceiling light points. The dining

area offers excellent dining space, central heating radiator and double-glazed window to the front aspect.

Living Room

10'09" x 16'9" (3.28m x 5.11m)

With double-glazed French doors and double-glazed windows giving views and access to the rear garden respectively, ceiling light point and central heating radiator.

First Floor Accommodation

From the hallway, turning stairs give rise to the first-floor landing. A further staircase with decorative balustrades gives access to the top floor. A door opens into an in-built airing cupboard with shelving and internal doors open into:

Bedroom Two

13'08" x 9'05" (4.17m x 2.87m)

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

Bedroom Three

9'06" x 12'08" (2.90m x 3.86m)

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

Bedroom Four

10'01" x 6'10" (3.07m x 2.08m)

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

Bathroom

5'06" x 6'10" (1.68m x 2.08m)

With push-button low-flush WC, wash hand basin on pedestal with hot and cold mixer tap, panel bath with glass shower screen and mains-powered shower over, fully tiled to all splashbacks and walls, laminate wood-effect floor covering, frosted double-glazed window to the front aspect, wall-mounted extractor and ceiling light point.

Top Floor Accommodation

From the first floor landing stairs case gives rise to the top floor landing with door opening into useful storage cupboard and internal door opens into:

Dual Aspect Bedroom One

23'07" max x 13'01" max x 9'07" min (7.19m max x 3.99m max x 2.92m min)

With dormer double glazed window to the front aspect, further double glazed Velux roof light to the rear aspect, ceiling light point, loft access point, storage to various eaves space, central heating radiator and door opening into:

En-Suite Shower Room

8'11" x 5'03" (2.72m x 1.60m)

With walk-in shower with mains-powered shower over, double-glazed Velux roof light to the rear aspect, wash hand basin on pedestal with hot and

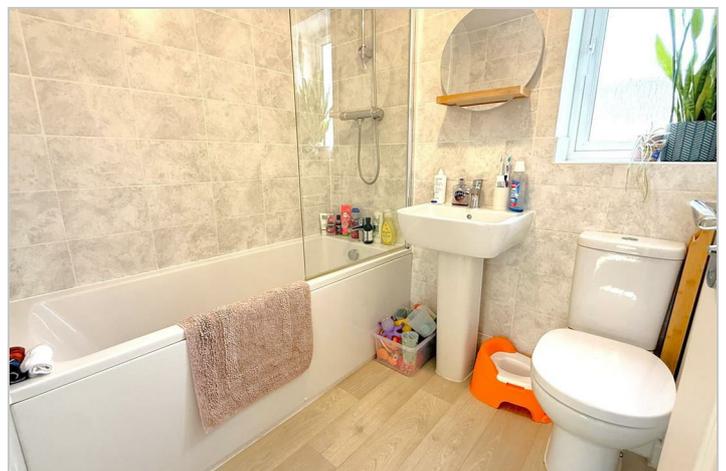
cold mixer tap, push-button low-flush WC, contemporary wall-mounted radiator, ceiling light point, contemporary tiling to splashbacks and laminate wood-effect floor covering.

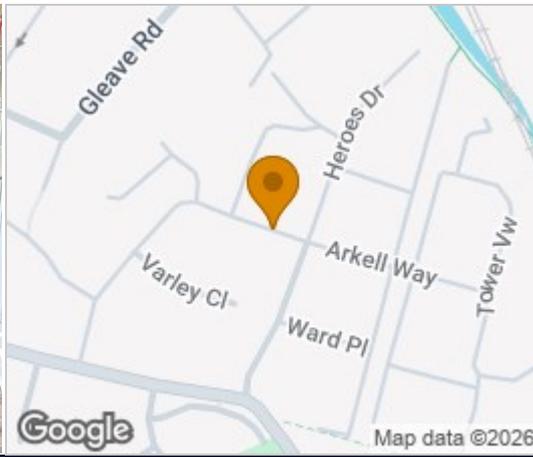
Rear Garden

With an initial landscaped patio being full width and wrapping around to the side of the garden, raised sleeper beds leading onto the main garden area which is mainly laid to mature lawn, finished with panel fencing to all borders and including an access gate to the front driveway.

Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





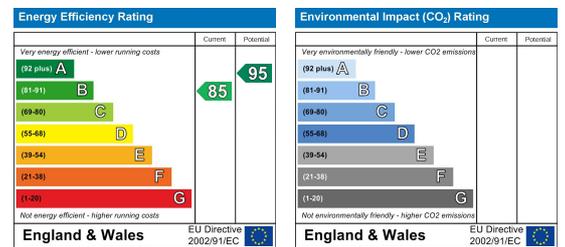
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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