

# Brooklands Road, Hall Green



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**£375,000**

KLARICO Estate Agents are delighted to present this recently built 4 bedroom semi-detached property located within a prominent part of Hall Green, Birmingham. Finished to a high standard and feature bi-folding doors to the rear. A must view!

The ground floor offers a reception room to the front along with access into a spacious and immaculate kitchen/diner, providing ample size and featuring a number of integrated appliances. A guest wc is also located on this floor. The first floor offers 3 spacious bedrooms along with a family bathroom with access to the master bedroom on the second floor which also features an en-suite. The property is within the initial 10 year warranty period.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus. This property sits approx. 3 miles from Birmingham City Centre.



# Brooklands Road, Hall Green

- Newly Built
- 4 Bedrooms
- Bi-folding Doors
- Immaculate Condition
- Ideal Family Home
- Semi-Detached
- Open Plan Kitchen/Diner
- En-Suite to Master Bedroom
- Off-Street Parking
- Chain Free

## Lounge

13'1" x 11'9" (4.00m x 3.60m)

Double glazed bay window to front, wood flooring, ceiling downlights, skirting, electric wall mounted heater

## Kitchen/Dining Room

22'3" x 18'4" (6.80m x 5.60m)

Double glazed bi-folding doors to rear garden, wood flooring, ceiling downlights, suspended ceiling with integrated extractor, drainer sink with mixer tap, breakfast island, worktop, soft close storage units. Integrated appliances include an oven, microwave and fridge freezer

## WC

Floor and wall tiles, ceiling light, vanity wash unit with mixer tap, toilet

## Bedroom 1

12'5" x 10'5" (3.80m x 3.20m)

Velux window, carpet, ceiling light, electric wall mounted heater, storage into eaves, access into en-suite

## Bedroom 1 En-Suite

Floor and wall tiling, shower cubicle with thermostatic shower unit, vanity wash unit with mixer tap, toilet, ceiling

## Bedroom 2

13'1" x 10'2" (4.00m x 3.10m)

Double glazed bay window to front, ceiling downlights, electric wall mounted heater, carpet

## Bedroom 3

13'1" x 9'10" (4.00m x 3.00m)

Double glazed window to rear, carpet, ceiling downlight, electric wall mounted heater

## Bedroom 4

7'6" x 6'6" (2.30m x 2.00m)

Double glazed window to rear, carpet, ceiling downlights, electric wall mounted heater

## Bathroom

6'10" x 5'6" (2.10m x 1.70m)

Privacy double glazed window to front, wood flooring, wall tiles, ceiling light, vanity wash unit with mixer tap, toilet, bath with shower unit, heated towel rail

## Rear Garden

Fence panels to boundaries, decking, laid lawn

## Directions



Brooklands Road, Hall Green

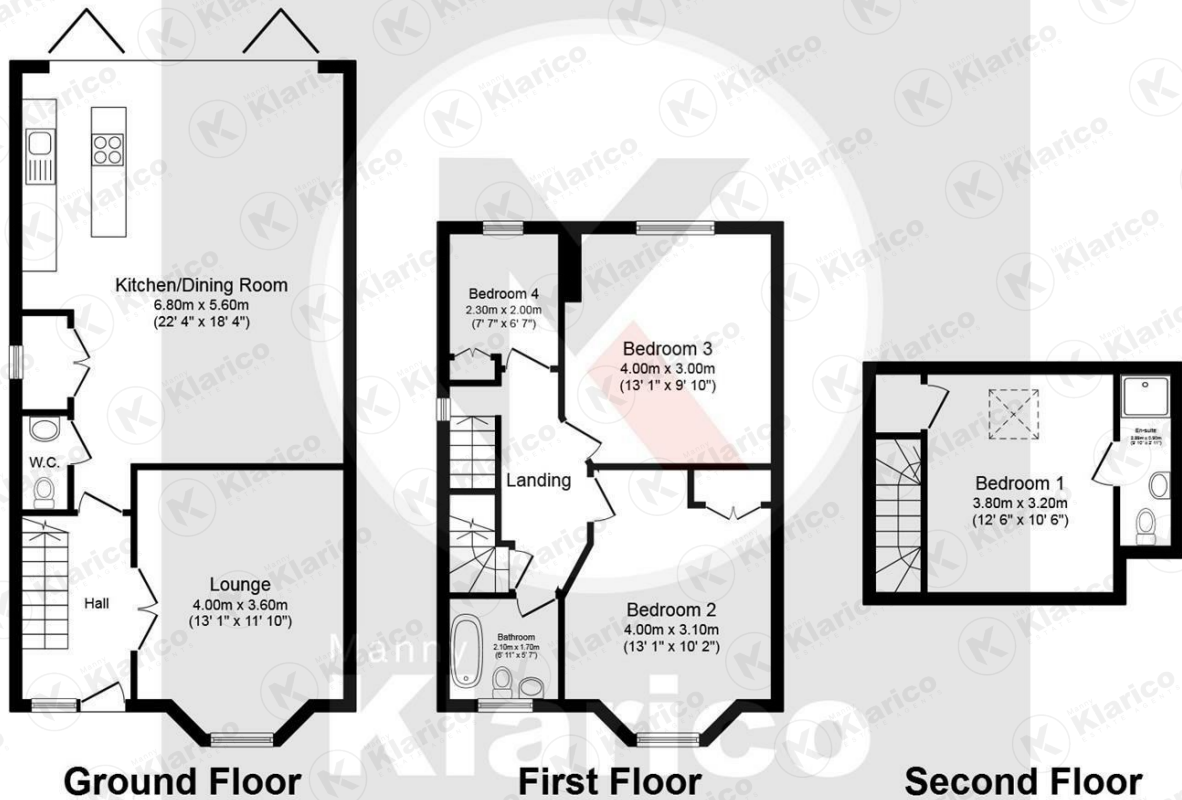


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Total floor area 127.3 sq.m. (1,370 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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