

# Brooklands Road, Hall Green



£450,000

Nestled in the charming Brooklands Road of Hall Green, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, five bedrooms, and two bathrooms, this property offers ample space for comfortable living.

One of the standout features of this home is the impressive 6-meter rear ground floor extension, complete with stunning bi-folding doors that flood the space with natural light. The luxury kitchen/diner with a breakfast island is perfect for hosting gatherings and creating culinary delights.

The dormer loft conversion adds a touch of elegance to the property, providing additional bedrooms and a convenient shower room. The house is in immaculate condition, ensuring that you can move in hassle-free and start enjoying your new abode from day one.

Noteworthy is the boiler-fed under-floor heating throughout the ground floor, offering warmth and comfort during the colder months. This property is a rare find, combining modern amenities with classic charm. Don't miss the opportunity to make this house your home sweet home in the heart of Hall Green.





# Brooklands Road, Hall Green

- IMMACULATE CONDITION
- 6 Meter Ground Floor Rear Extension
- 2 Bathroom
- Impressive Kitchen/Diner
- Bi-Folding Doors
- Semi-Detached
- 5 Bedrooms
- Underfloor Heating On Ground Floor
- Off-Road Parking
- Chain Free

## Lounge

11'5" x 10'9" (3.50m x 3.30m)

Double glazed bay window to front, wood flooring, ceiling lights, option to have as a through lounge or two separate reception rooms

## W.C.

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

## Utility

5'10" x 4'3" (1.80m x 1.30m)

Worktop, storage cupboards, ceiling light, wood flooring

## Kitchen/Dining Room

21'7" x 16'0" (6.60m x 4.90m)

Bi-folding doors to rear garden, ceramic floor tiling, skylight, ceiling downlights and ceiling light in centre, breakfast island, soft close storage cupboards. Integrated appliances include double oven, gas cooker, extractor, fridge freezer and extractor fan. Drainer sink with mixer tap.

## Bedroom 1

11'5" x 11'1" (3.50m x 3.40m)

Double glazed bay window to front, carpet, ceiling light, carpet, wall mounted radiator

## Bedroom 3

11'5" x 10'9" (3.50m x 3.30m)

Double glazed window to rear, carpet, ceiling light, carpet, wall mounted radiator

## Bedroom 5

8'2" x 7'6" (2.50m x 2.30m)

Double glazed window to rear, carpet, ceiling light, carpet, wall mounted radiator

## Bathroom

7'6" x 5'10" (2.30m x 1.80m)

Privacy double glazed window to front, floating basin with mixer tap, toilet, bath with thermostatic shower unit, ceiling light, heated towel rail

## Bedroom 2

17'4" x 9'10" (5.30m x 3.00m)

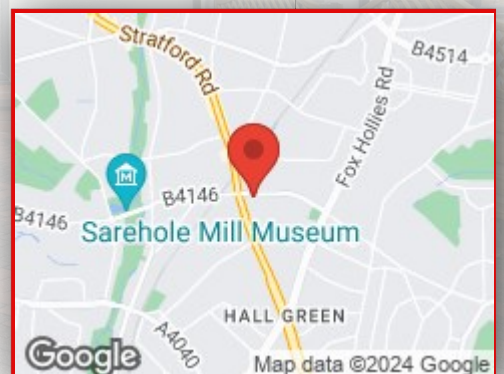
Patio doors to rear view of garden, carpet, ceiling light, wall mounted radiator

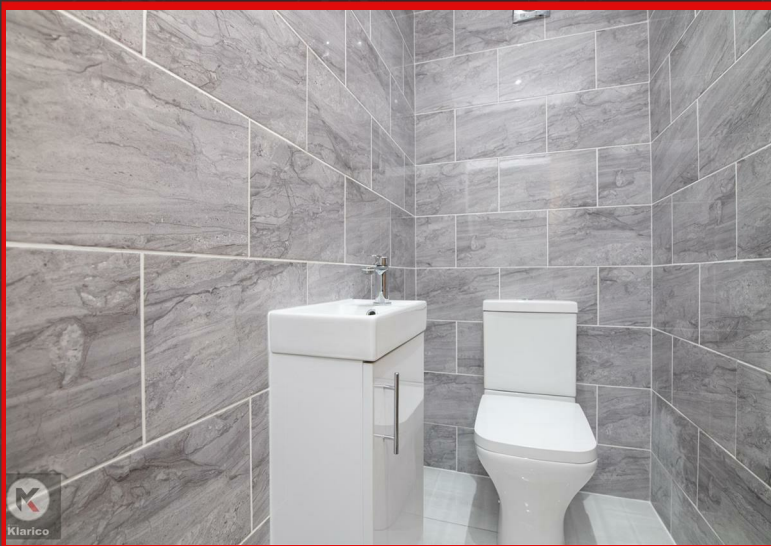
## Bedroom 4

9'2" x 8'2" (2.80m x 2.50m)

Double glazed window to rear, carpet, ceiling light, carpet, wall mounted radiator

## Directions





**Shower Room**

6'2" x 6'1" (1.90m x 1.87m)

Walk-in shower, velux window, wall mounted radiator, fitted toilet, vanity wash unit with mixer tap

**Rear Garden**

Beautifully landscaped with patio, laid lawn and fence panels to boundaries





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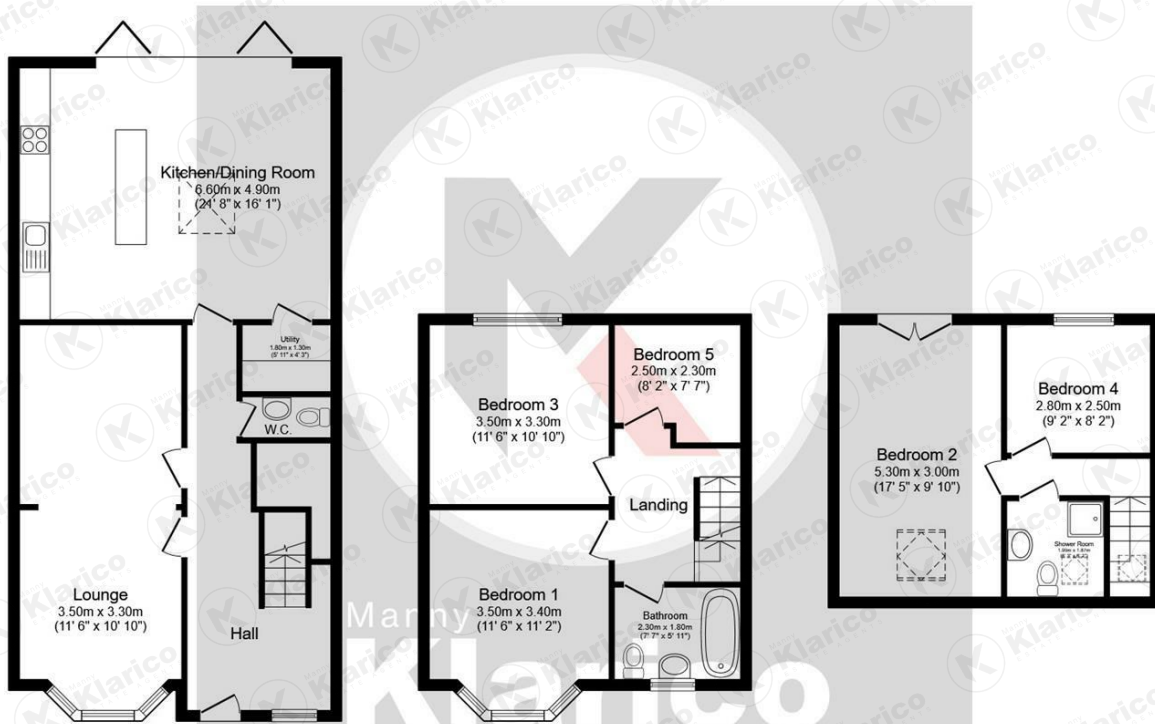




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Ground Floor

First Floor

Second Floor

Floor area 74.9 sq.m. (806 sq.ft.)

Floor area 42.9 sq.m. (462 sq.ft.)

Floor area 32.1 sq.m. (346 sq.ft.)

TOTAL: 149.9 sq.m. (1,613 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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