



smarthomes

Brooklands Road

Hall Green, Birmingham

- A Very Well Presented & Extended Semi-Detached Property
- Four Bedrooms
- Impressive Extended Breakfast Kitchen
- Two En Suites & Jack & Jill Four Piece Family Bathroom
- Good Size South Facing Rear Garden
- No Upward Chain

Offers Over £415,000

Current EPC Rating - 72 (C)

Current Council Tax Band - C





Property Description

A very well presented and extended semi detached property offering four bedrooms, dining room, family room, impressive extended breakfast kitchen, conservatory, guest WC, two en suites, jack & jill four piece family bathroom, garage and good size south facing rear garden. No upward chain.

Tenure

We are advised by the vendors that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 – C

** The property benefits from external wall insulation to the front, side and rear of the house
**



Rooms & Measurements

Entrance Hall

Dining Room to Front - 4.09m into bay x 2.92m min (13'5" x 9'7")

Guest WC

Impressive Extended Breakfast Kitchen to Rear - 5.82m x 2.74m max (19'1" x 9'0")

Family Room to Rear - 4.11m x 3.25m (13'6" x 10'8")

Conservatory - 2.59m x 3.28m (8'6" x 10'9")

Bedroom One to Rear - 4.11m max into under-stairs recess x 3.28m (13'6" x 10'9")

En-Suite Shower Room to Rear - 1.98m x 1.83m (6'6" x 6'0")

Bedroom Two to Front - 4.04m max x 3.86m max (13'3" x 12'8")

Jack & Jill Four Piece Family Bathroom to Rear - 3.38m x 1.55m (11'1" x 5'1")

Bedroom Three to Front - 4.19m max into bay x 3.28m max into storage (13'9" x 10'9")

Loft Bedroom - 4.95m max x 5.38m max (16'3" x 17'8")

En-Suite Shower Room to Rear - 2.46m x 1.02m (8'1" x 3'4")

Garage - 7.77m x 1.75m (25'6" x 5'9")



Total area: approx. 174.3 sq. metres (1875.9 sq. feet)

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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.