

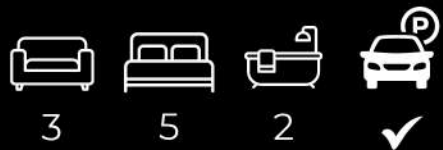


Brooklands Road, Hall Green Birmingham, B28 8JZ

FSTUNNING 5 BED EXTENDED HOME | FULL RENOVATION | OPEN PLAN LIVING | NO CHAIN

Asking Price

£465,000



Thistle
estates

FOR SALE

76 Brooklands Road, Hall Green, Birmingham, B28 8JZ

Asking Price: £465,000

(Offered with No Upward Chain)

A Fully Renovated Five-Bedroom Period Home

with Stunning Open-Plan Living Situated on a highly sought-after residential road in Hall Green, this beautifully renovated semi-detached period residence offers an exceptional standard of modern living, thoughtfully extended and upgraded throughout to create a spacious and versatile family home.

Finished to an impeccable standard, the property seamlessly blends period character with contemporary design, featuring a substantial rear extension and a full-width loft conversion—ideal for growing families or those seeking flexible living space.

Key Features

- Five well-proportioned bedrooms
- Full renovation throughout (turn-key condition)
- Large rear extension with a feature glass lantern
- Open-plan kitchen/family space with island & bi-fold doors
- Underfloor heating to the ground floor
- Newly installed gas central heating system
- Rewired, re-plastered, new flooring & internal doors
- Modern kitchen and luxury bathrooms
- Loft conversion with full-width dormer
- Block-paved driveway with off-street parking
- Private rear garden with patio and lawn
- No upward chain

Accommodation

Ground Floor

A welcoming, spacious entrance hallway (3.00m x 8.00m) sets the tone for the quality of the home.

The walk-through lounge offers a bright and elegant living space: 7.50m X 3.50m



To the rear, the heart of the home is the impressive open-plan kitchen/family room (6.54m x 4.80m), featuring:

- Contemporary fitted kitchen
- Large central island with breakfast bar
- Striking glass lantern roof flooding the space with natural light
- Bi-fold doors opening onto the rear garden

Additional ground floor benefits include:

- Under-stairs storage
- Guest W.C

First Floor

- Bedroom 1 (front): 4.06m (into bay) x 3.50m
- Bedroom 2 (rear): 3.50m x 3.30m
- Bedroom 3 (rear): 2.50m x 2.30m

Modern family bathroom: 2.35m x 1.85m

Second Floor (Loft Conversion)

A superbly designed loft conversion with full-width dormer providing additional accommodation:

- Bedroom 4: 2.51m x 2.76m
- Bedroom 5: 4.95m x 3.15m

Stylish wet room: 1.60m x 1.40m

Outside

To the front, a block-paved driveway provides convenient off-street parking. The rear garden is private and low-maintenance, featuring:

- Lawn area
- Paved patio ideal for entertaining

Timber garden shed



Location – Hall Green, Birmingham

Brooklands Road is ideally positioned within Hall Green (B28), a well-established and highly desirable residential area offering excellent connectivity and local amenities.

Schools & Education

The property is well located for a number of highly regarded schools, including:

- Hall Green School
- Moseley School & Sixth Form
- Yorkmead Primary School
- Robin Hood Academy

This makes the property particularly attractive for families.

Shopping & Amenities

Residents benefit from a wide range of nearby amenities, including:

- Hall Green Parade – supermarkets, cafés, restaurants and everyday essentials
- Stratford Road (A34) – a major retail corridor with national chains and independent businesses

Nearby Moseley Village – known for its vibrant atmosphere, boutique shops, bars and restaurants

Transport Links

Excellent transport connections include:

- Hall Green Railway Station – direct links to Birmingham City Centre
- Regular bus routes along Stratford Road
- Easy access to the A34, A435 and M42, providing convenient commuting routes



Leisure & Lifestyle

- Nearby parks including Fox Hollies Park and Sarehole Mill
- Golf clubs, gyms, and leisure facilities within close proximity

A short drive to Birmingham City Centre

Summary

This is a rare opportunity to acquire a fully refurbished, extended five-bedroom family home in a prime Hall Green location. Offering modern open-plan living, high-quality finishes, and excellent space across three floors, the property is perfectly suited for families seeking a long-term home.

Arrange a Viewing

Early viewing is highly recommended to fully appreciate the quality and space on offer. Contact Thistle Estates today to arrange your viewing.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items as appropriate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. The services, systems and appliances, have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

Book a viewing with Sole Agents Thistle Estates by phone or email: 0121 256 2561
Enquiries@ThistleEstates.com

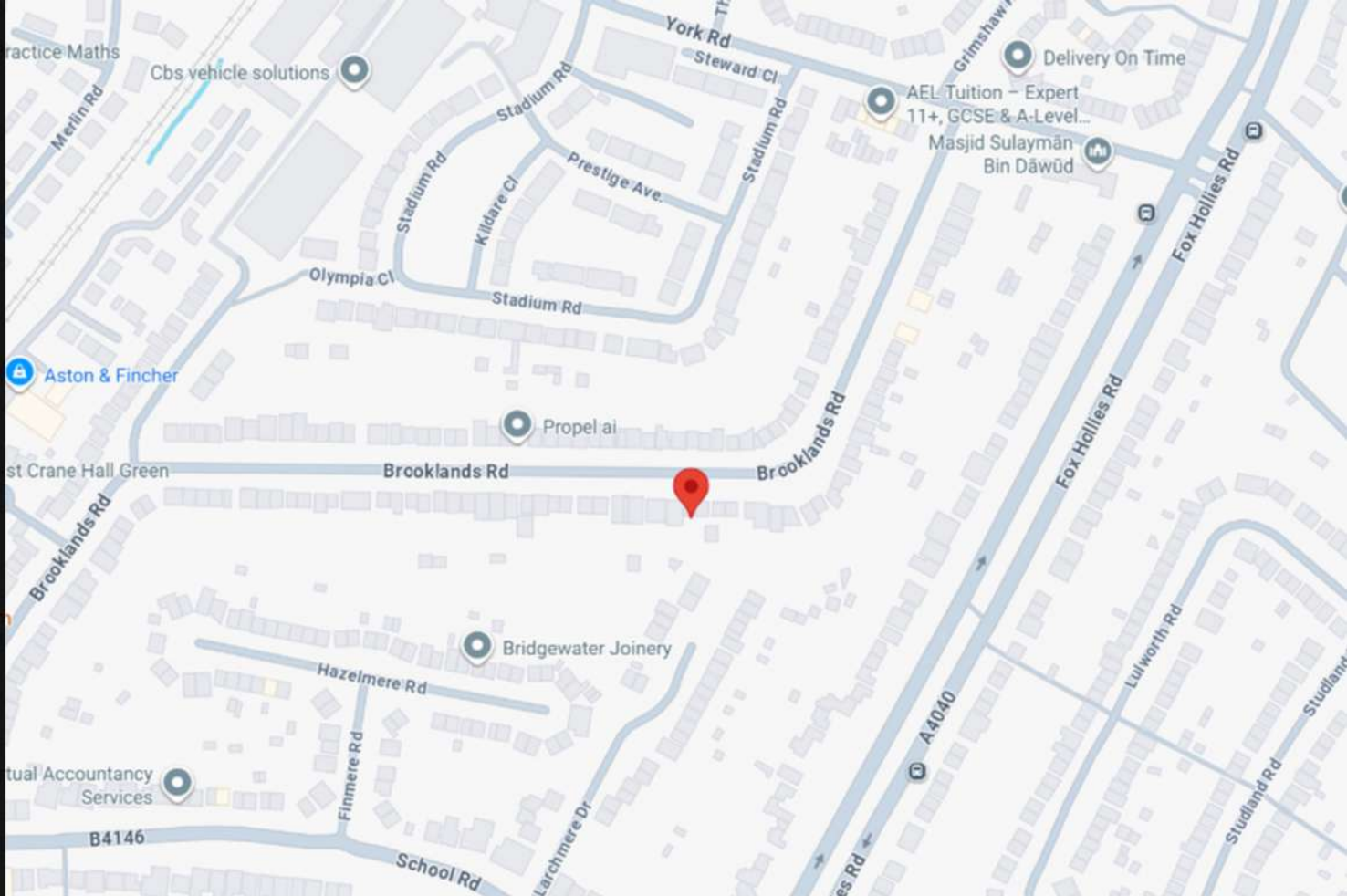


Property Sales | Lettings | Management

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure:

Freehold

Size:

Total Area (Approx) 156 Sq. Meters

Services:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority:

Birmingham City Council

Council Tax Band:

B

The graph shows this property's current and potential energy rating.