



smarthomes

## Brooklands Close

Hall Green, Birmingham

- An Extended Three Bedroom Semi Detached Property
- Two Reception Rooms
- Extended Re-Fitted Kitchen
- Offering Superb Potential For Extension (STPP)

**£340,000**

Current EPC Rating - D  
Current Council Tax Band - C





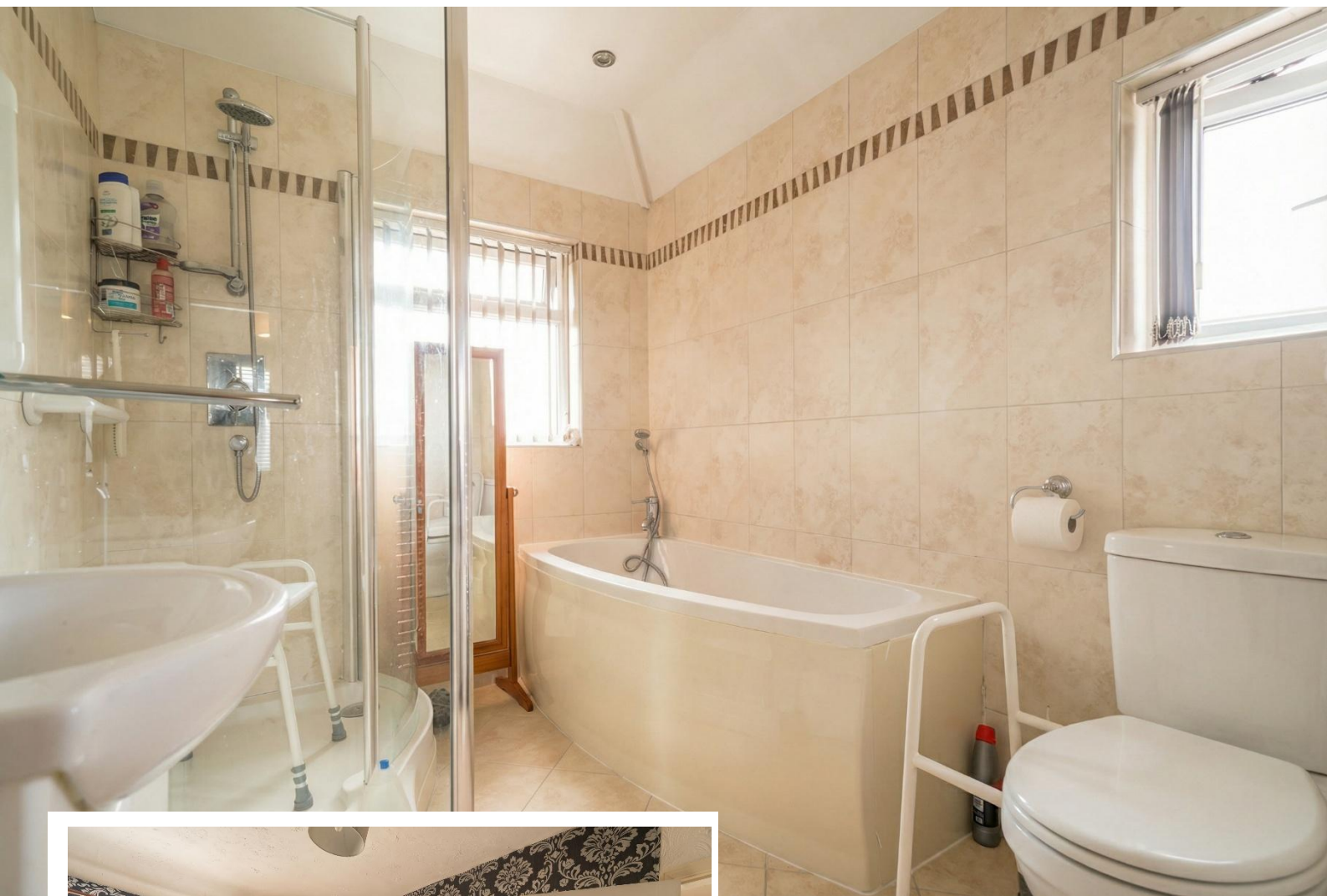
## Property Description

An extended three bedroom semi-detached property situated in a quiet cul-de-sac location and offering superb potential for extension (STPP). Two reception rooms, extended re-fitted kitchen, breakfast room, conservatory, four piece family bathroom, substantial rear garden, garage and off-road parking

### Tenure

We are advised by the vendor that the property is freehold. 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



## Rooms & Measurements

Entrance Hall

Reception Room One to Front - 2.67m x 4.78m (8'9" x 15'8")

Reception Room Two - 3.94m x 3.02m (12'11" x 9'11")

Conservatory to Rear - 2.97m x 3m (9'9" x 9'10")

Breakfast Room to Rear - 2.59m x 2.03m (8'6" x 6'8")

Extended Re-Fitted Kitchen to Rear - 3.73m x 3.4m (12'3" x 11'2")

Bedroom One to Front - 3.07m x 4.72m (10'1" x 15'6" (into bay)

Bedroom Two to Rear - 3.89m x 2.62m (12'9" x 8'7" (to wardrobe)

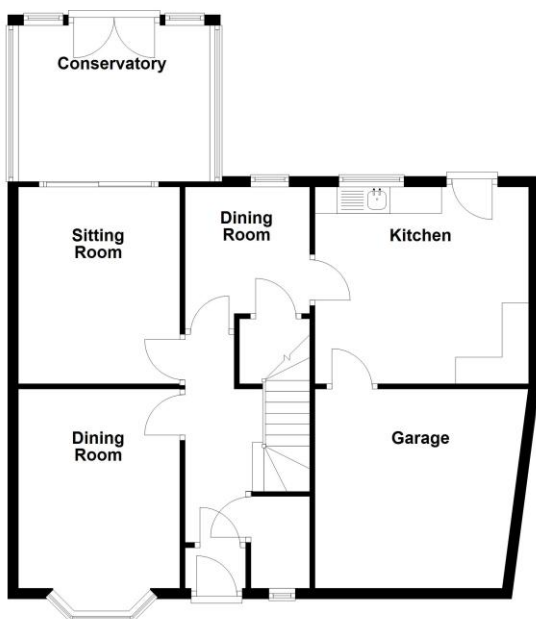
Bedroom Three to Front - 2.06m x 2.59m (6'9" x 8'6")

Garage - 4.67m x 3.33m (15'4" x 10'11")



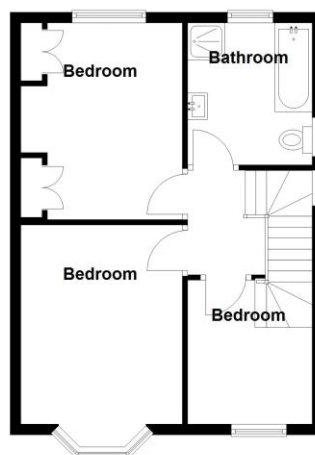
**Ground Floor**

Approx. 83.1 sq. metres (894.0 sq. feet)



**First Floor**

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 124.8 sq. metres (1343.3 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.