



smarthomes

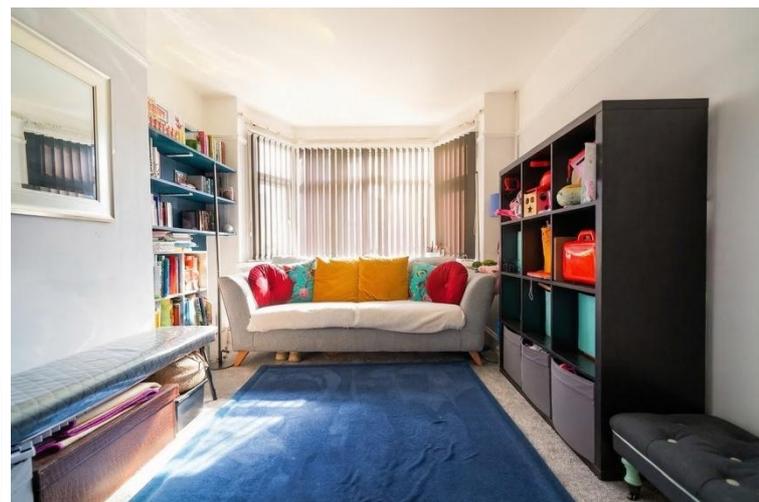
## Brooklands Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Semi Detached Property
- Two Reception Rooms
- Modern Fitted Kitchen
- Re-Fitted Family Bathroom
- Guest WC & Further Additional Toilet To First Floor
- Offering Superb Potential To Extend (STPP)

**Offers Over £315,000**

Current EPC Rating 66 (D)  
Current Council Tax Band C





## Property Description

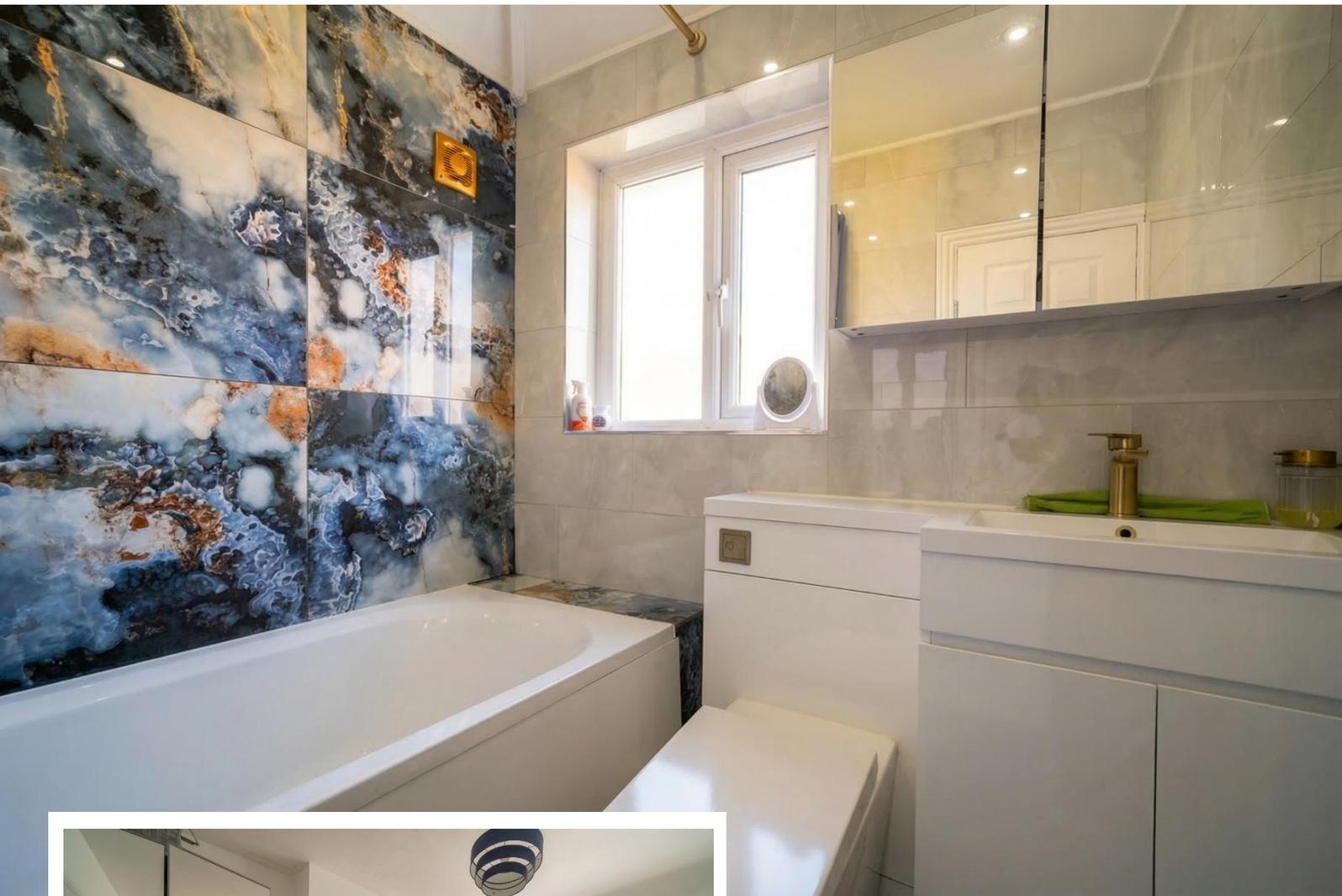
A well presented semi detached property benefiting from three bedrooms, two reception rooms, modern fitted kitchen, guest WC, re-fitted family bathroom, substantial northerly facing rear garden, side garage, off-road parking, double glazing and gas central heating

### 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

Welcoming Entrance Hall

Guest WC

Reception Room One to Front - 4.6m x 3.12m (15'1" x 10'3")

Reception Room Two to Rear - 4.11m x 3.02m (13'6" x 9'11")

Re-Fitted Kitchen to Rear - 3.91m x 2.72m (12'10" x 8'11")

Bedroom One to Front - 4.65m x 3.05m (15'3" x 10'0")

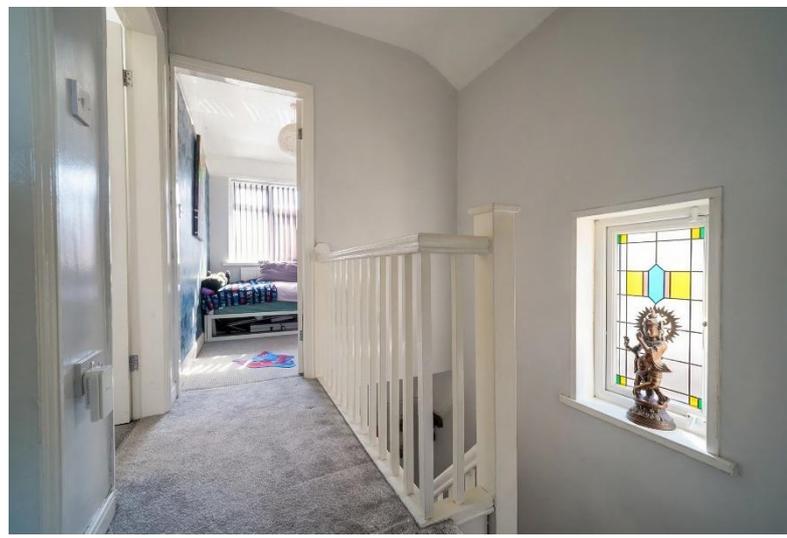
Bedroom Two to Rear - 3.94m x 2.97m (12'11" x 9'9")

Bedroom Three to Front - 2.72m x 2.11m (8'11" x 6'11")

Modern Re-Fitted Bathroom to Rear - 1.98m x 1.88m (6'6" x 6'2")

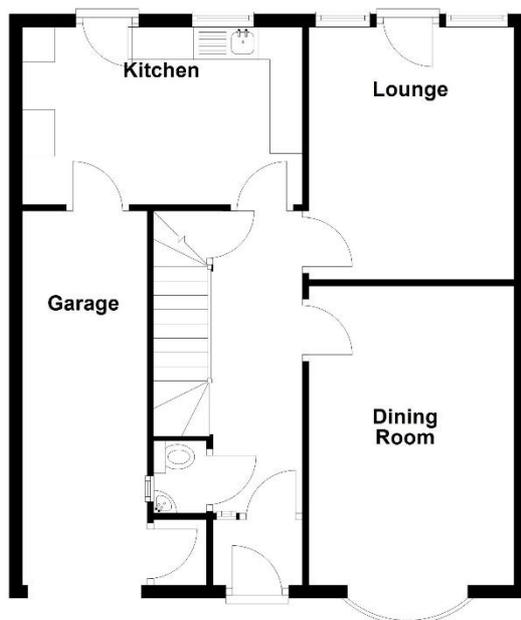
Additional WC

Garage - 5.33m x 1.75m (17'6" x 5'9")



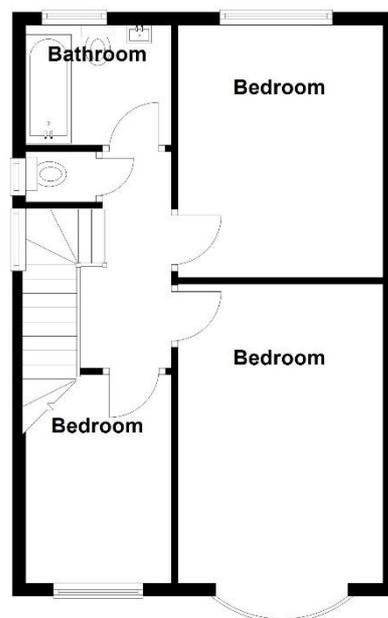
**Ground Floor**

Approx. 65.2 sq. metres (701.9 sq. feet)



**First Floor**

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 112.7 sq. metres (1213.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
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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 and 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.