



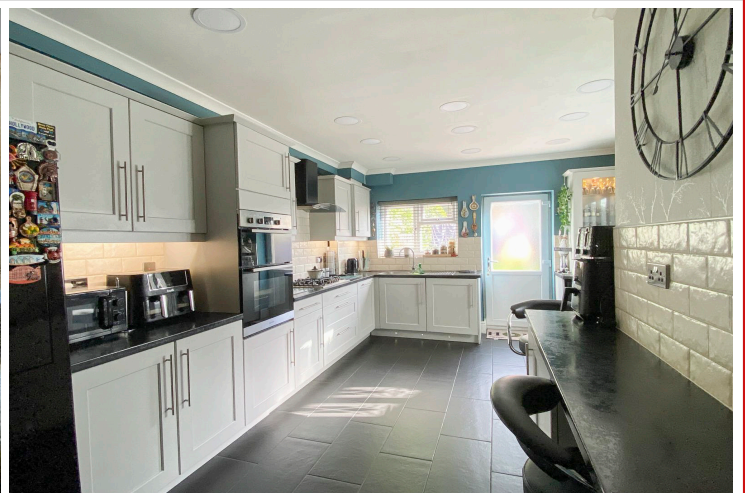
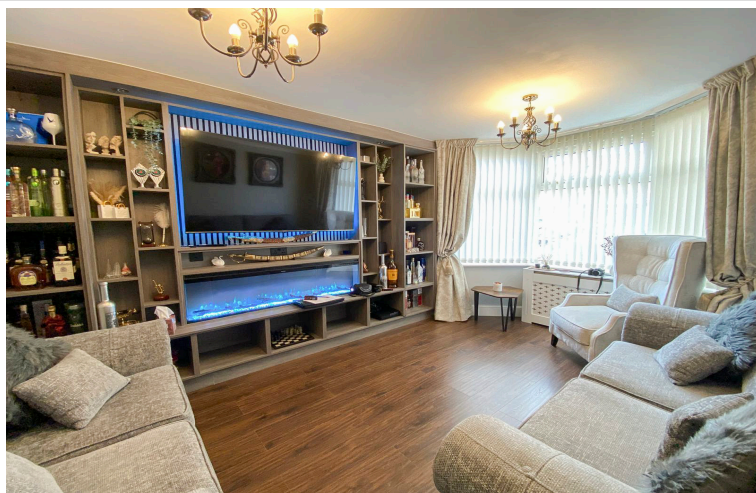
Brooklands Road

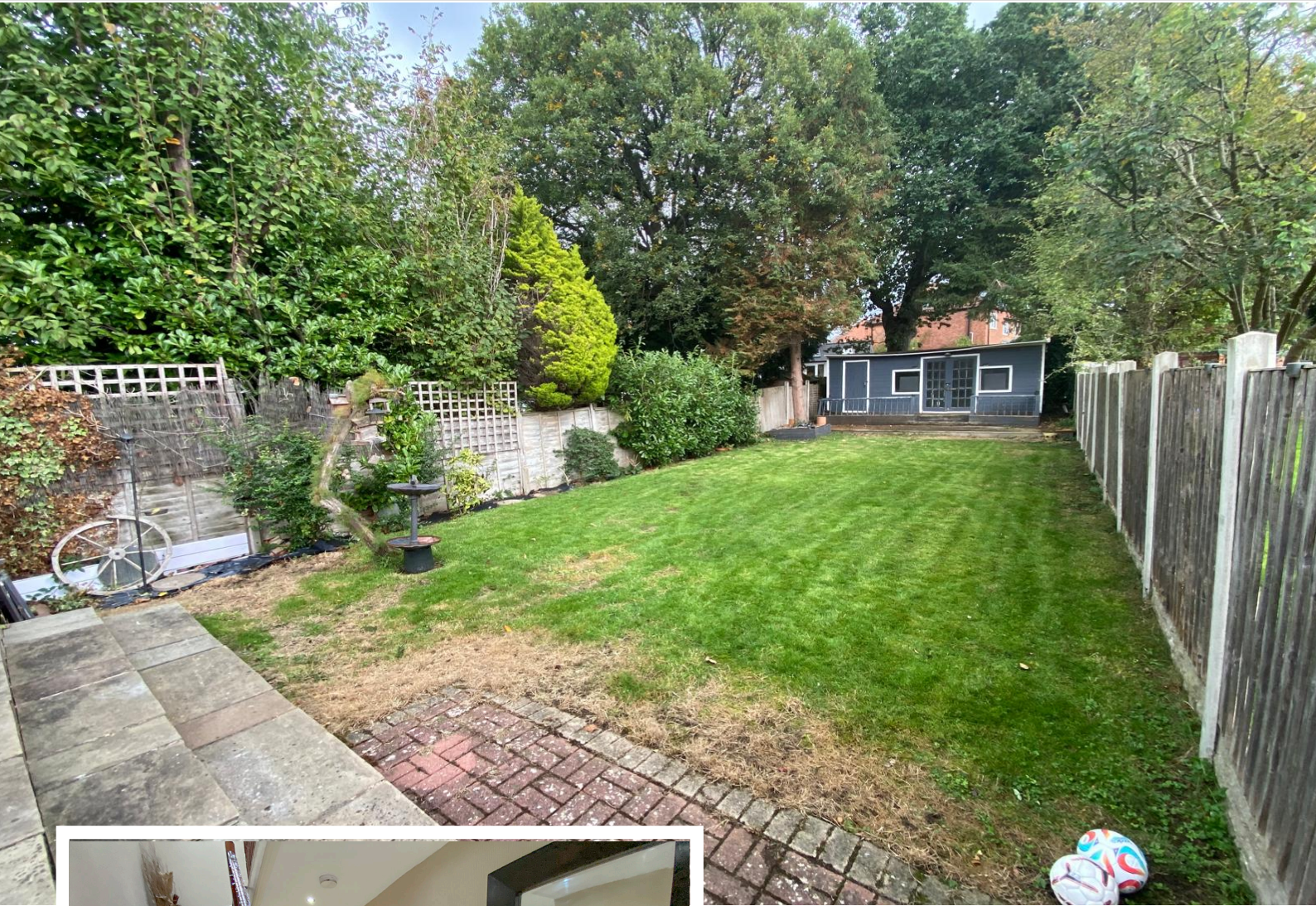
Hall Green , Birmingham, B28 8JY

- Extended Modern Semi Detached • Separate Dining Space & Downstairs Shower Room
- Spacious Block Paved Drive • Five Bedrooms
- Reception Entrance • En-Suite Shower Room & Separate Family Bathroom
- Two Reception Rooms • Double Glazing & Gas Central Heating
- Extended Fitted Kitchen • Spacious Rear Garden & Purpose Built Outbuilding

**Offers In The
Region Of
£474,950**

EPC Rating 'TBC'





Property Description

Apple Property Solutions are pleased to present this well-presented, extended semi-detached family home, situated on Brooklands Road in the established residential area of Hall Green. Offering versatile accommodation across two floors, the property combines generous reception space with practical features for everyday family living.



Approached via a block-paved driveway and enclosed entrance porch, the accommodation opens into a welcoming reception hallway. Two separate reception rooms provide space for relaxing and entertaining, with a bespoke media wall and bay window enhancing the front lounge.



The fitted breakfast kitchen offers an extensive range of storage units and leads to a separate dining room, where skylights and patio doors bring in natural light and provide access to the rear garden.



The first floor comprises four bedrooms, including one with an en-suite shower room, together with a family bathroom featuring both a bath and separate shower enclosure. A further ground-floor room, currently described as bedroom five, and a separate shower room offer additional flexibility. Outside, the enclosed rear garden features a patio, lawn and established planting, complemented by a substantial outbuilding with lighting and power. Further benefits include double glazing, gas central heating and freehold tenure.



The location offers access to the shops, supermarkets and everyday amenities along Stratford Road, with schools in the surrounding area including Yorkmead Junior and Infant School and Hall Green School. Hall Green railway station provides connections to Birmingham Moor Street and Snow Hill, while local bus services offer further travel options.



Approach:

Block Paved Driveway, Boundary Wall and Step Leading to Double Glazed Double Doors, Ceramic Tiled Flooring, UPVC Pattern Obscured Internal Door with Leaded Inserts, Double Glazed Pattern Obscured Panels Either Side.

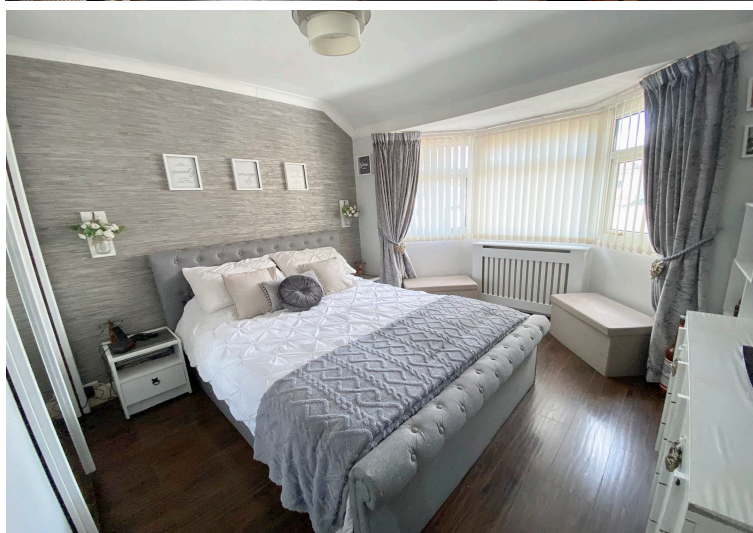


Reception Hall:

Seven Ceiling Downlighters, Stairs to First Floor, Panel Radiator, Ceramic Tiled Flooring, Doors to Reception Room One, Reception Room Two, Kitchen, Downstairs Guest Bedroom Five and Downstairs Shower Room.

Reception Room One 15'1" (max) x 10'6" (to feature wall):

Two Ceiling Light Points, Double-Glazed Three-Sided Bay Window to Front, Panel Radiator, Power Points, Bespoke Fitted Media Wall and 'Oak' Effect Flooring.



Reception Room Two (14'7" max/10'9" min) x (14'2" max/8'8" min):

Four Ceiling Downlighters, Gas Fire, Collum Radiator, Power Points and 'Oak' Effect Flooring.

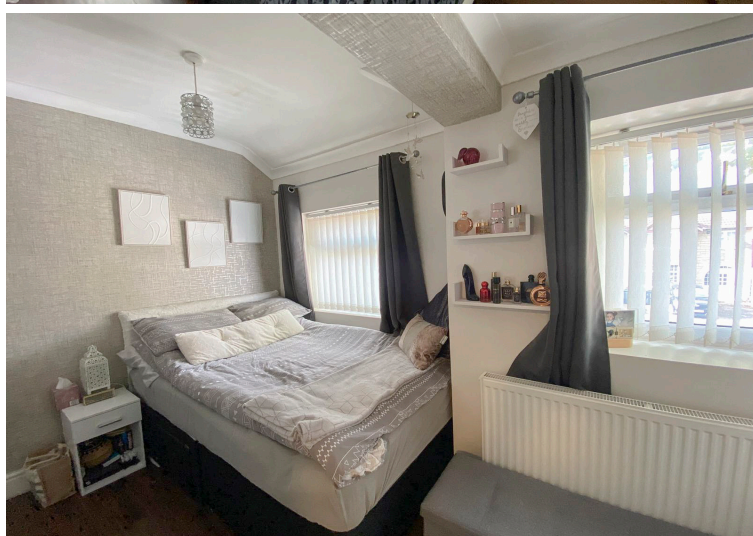
Fitted Breakfast Kitchen (18'7" max/10'4" min) x (11'3" max/8'4" min):

Fourteen Ceiling Downlighters, Double Glazed Window to Rear, A Fitted Range of Wall, Tower and Base Units, Roll Top Work Surfaces, 'Stainless Steel' Single Sink and Drainer Unit, 'Swan' Neck Mixer Tap, Tiled Splashbacks, 'Stainless Steel' Chimney Extractor, Double Oven/Grill into Tower Unit, Five Ring Gas Hob, Power Points, Wall Mounted Combi Boiler, Plumbing for Washing Machine, Plumbing for Dishwasher, Vent for Tumble Dryer, Under Unit Lighting and Ceramic Tiled Flooring.



Dining Room 11'1" (max) x 8'9" (max):

Two Sky Lights, A Series of Downlighters, Two Double Glazed Windows to Rear, Double UPVC Patio Doors to Rear, Double Door to Kitchen, Double Door to Reception Room Two and Ceramic Tiled Flooring.





Downstairs Shower Room 7'2" (max) x 4'5" (max):

Ceiling Light Point, Extractor, Fully Tiled Walls, Double Shower Cubicle, Vanity Wash Basin, Close Coupled Low Level W/C, 'Chrome' Towel Rail and Tiled Flooring.

Reception Landing:

Five Ceiling Downlighters, Loft Access, Doors to Bedrooms and Bathrooms

Bedroom One 13'6" (max) x 10'10" (max):

Ceiling Light Point, Coving to Ceiling, Double-Glazed Three-Sided Bay Window to Front, Panel Radiator, Power Points and 'Oak' Effect Flooring.

Bedroom Two 13'7" (max) x 11' (max):

Ceiling Light Point, Double Glazed Window to Rear, Panel Radiator, Power Points and 'Oak' Effect Flooring.

Bedroom Three 12'2" (max) x 11'3" (max):

Ceiling Light Point, Double Glazed Window to Rear, Panel Radiator, Power Point and 'Oak' Effect Flooring.

Bedroom Four (12'3" max/6'6" min) x (7'6" max/6'7" min):

Two Ceiling Light Points, Two Double Glazed Windows to Front, Panel Radiator, Power Points, 'Oak' Effect Flooring and Door to En-Suite.

Bedroom Four En-Suite 6'2" (max) x 4'4" (max):

Ceiling Light Point, Extractor, Double Glazed Pattern Obscured Window to Front, Tiled Walls, Corner Shower Cubicle with Mixer Shower, Vanity Wash Basin, Low Level Close Coupled W/C, 'Chrome' Towel Rail and Tiled Flooring.





Family Bathroom 9'3" (max) x 9'2" (max):
Ten Ceiling Downlighters, Double Glazed Pattern Obscured Window to Side, Fully Tiled Walls, Bathroom Suite Comprising of Panelled Bath, Corner Shower Cubicle with Mixer Shower, Low Level Close Coupled W/C, Tall 'Chrome' Tower Rail and Tiled Flooring.

Downstairs Bedroom Five (Formally Garage) 10'6" (max) x 4'7" (max):
Ceiling Light Point, Double Glazed Window to Front, Panel Radiator, Power Points and 'Oak' Effect Flooring.

Rear Garden:
Fenced Perimeter, Patio, Borders of Plants, Shrubs and Trees, Laid Lawn Leading to.

Double Outbuilding 20' (max) x 17' (max):
Four Ceiling Downlights, Double Patio Doors and Power Points.

