



**Brooklands Road, Birmingham B28 8JP**

**welcome to**

## **Brooklands Road, Birmingham**

A spacious five-bedroom semi-detached home on a desirable corner plot in Hall Green, offering flexible living space, multiple reception rooms, a full-width kitchen, conservatory, and ample parking. With an ensuite bedroom, ground-floor shower room, and useful loft storage.

### **Agent Note**

This property is council tax band D.

Measurements given have been provided by an external company. We advise checking the measurements at time of viewing.

### **Living Room**

29' 4" MAX x 18' 8" MAX ( 8.94m MAX x 5.69m MAX )

### **Sitting Room**

17' 9" MAX x 9' 11" MAX ( 5.41m MAX x 3.02m MAX )

### **Study**

9' 11" Max x 9' 9" Max ( 3.02m Max x 2.97m Max )

### **Kitchen/Dining Room**

11' 7" Max x 25' 11" Max ( 3.53m Max x 7.90m Max )

### **Utility**

11' 5" Max x 8' 4" Max ( 3.48m Max x 2.54m Max )

### **Shower Room**

Shower, Toilet, Sink, Full Height Wall Tiles, Towel Radiator

### **Bedroom 1**

12' 10" Max x 16' 3" ( 3.91m Max x 4.95m )

### **Bedroom 2**

13' 2" Max x 13' 1" Max ( 4.01m Max x 3.99m Max )

### **Ensuite**

Shower, Toilet, Sink

### **Bedroom 3**

13' 3" Max x 10' Max ( 4.04m Max x 3.05m Max )

### **Bedroom 4**

12' 10" Max x 9' 11" Max ( 3.91m Max x 3.02m Max )

### **Bedroom 6**

8' 8" Max x 6' 8" Max ( 2.64m Max x 2.03m Max )

### **Bedroom 5/Loft Room**

13' 3" Max x 11' Max ( 4.04m Max x 3.35m Max )

### **Bathroom**

Shower over bath, toilet, sink, towel radiator







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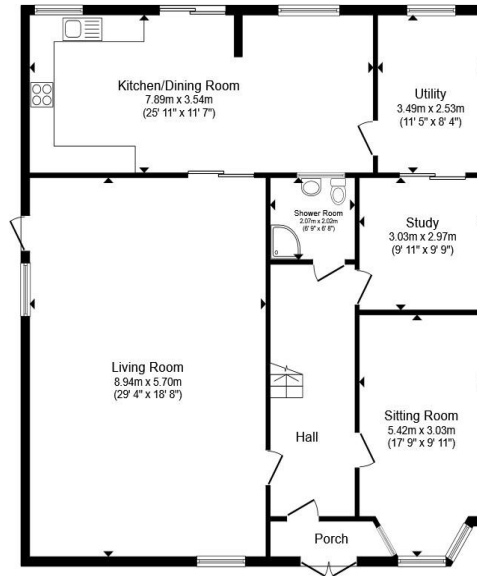
welcome to

## Brooklands Road, Birmingham

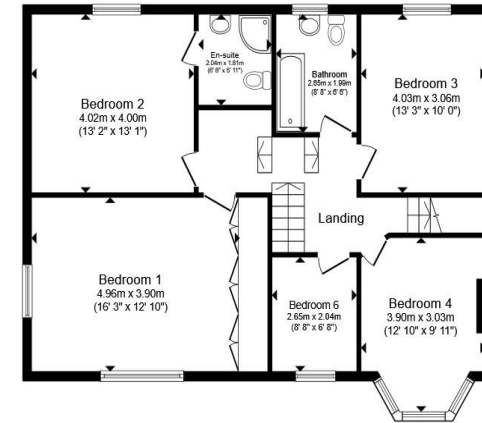
- Five bedrooms
- Large corner plot
- Driveway
- Multiple reception rooms
- Ensuite to second bedroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

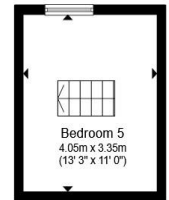
**£525,000**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 238.7 m<sup>2</sup> (2,569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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