

Brooklands Road, Hall Green



Offers Over £355,000

Nestled on the charming Brooklands Road in Hall Green, this delightful semi-detached house, built between 1930 and 1939, offers a perfect blend of character and modern living. Spanning an impressive 1,385 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The addition of a skylight in one of the reception rooms floods the space with natural light, creating a warm and inviting atmosphere.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable guest room. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the impressive kitchen, which is sure to delight any culinary enthusiast. It offers plenty of room for meal preparation and family gatherings, making it the heart of the home.

For those with vehicles, the property includes parking for up to three cars, a rare find in many urban areas. Additionally, the garage provides ample space for storage, accommodating not only two cars but also any extra belongings you may wish to keep out of sight.

Situated in a great location, this home is well-connected to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its blend of space, light, and convenience, this semi-detached house on Brooklands Road is a wonderful opportunity for anyone looking to settle in Hall Green.



Brooklands Road, Hall Green

- Semi-Detached
- 3 Bedrooms
- Lockable Garage
- Garden
- Chain Free
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Off-Road Parking
- Ideal Family Home

Reception Room

11'4" x 10'11" (3.46m x 3.34m)

Double glazed bay window to front, carpet flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting

Lounge/Diner

27'5" x 10'11" (8.35m x 3.34m)

Double glazed Bi-folding doors to rear, Sky light, wood flooring, fireplace, chimney breast, ceiling light, skirting, wall mounted radiator

Kitchen

15'2" x 6'3" (4.62m x 1.91m)

Double glazed window to rear, wood flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan

Utility

6'3" x 6'2" (1.91m x 1.88m)

Storage units, worktop, plumbing for white goods, wood flooring

Garage

39'1" x 6'0" (11.91m x 1.84m)

Garage door, ceiling light, concrete flooring, door to garden

WC

2'4" x 6'3" (0.72m x 1.91m)

Tile flooring, wash basin with mixer taps, toilet, ceiling light, extractor fan

Bedroom 1

13'8" x 10'11" (4.16m x 3.32m)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

11'0" x 10'11" (3.36m x 3.32m)

Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

7'8" x 6'3" (2.34m x 1.91m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Directions





Bathroom

6'0" x 6'3" (1.84m x 1.91m)

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with separate taps, shower unit over bath, pedestal sink with separate taps, toilet, extractor fan, wall mounted radiator

Separate Toilet

2'6" x 3'1" (0.76m x 0.93m)

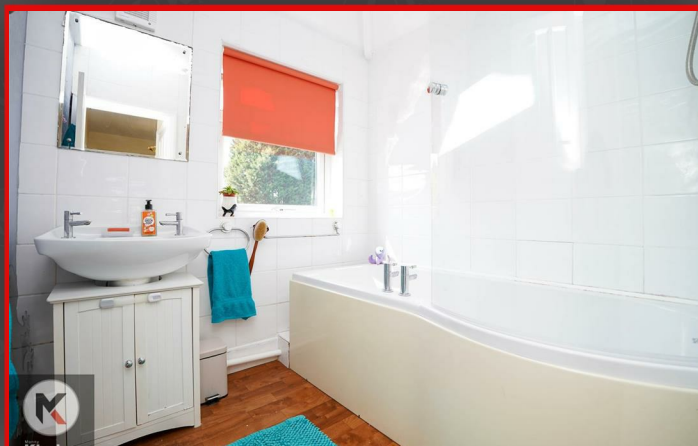
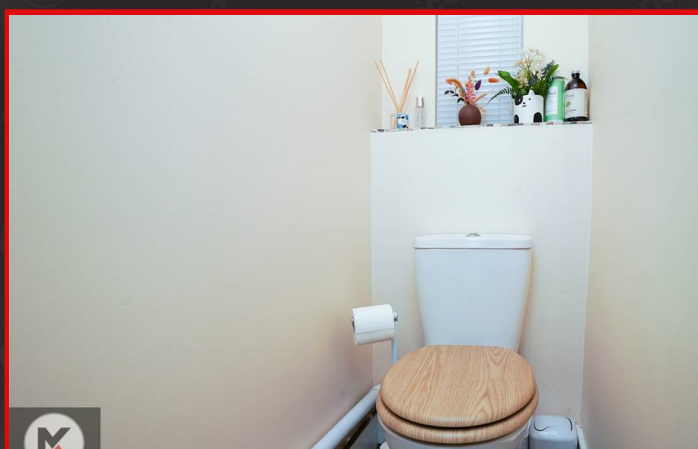
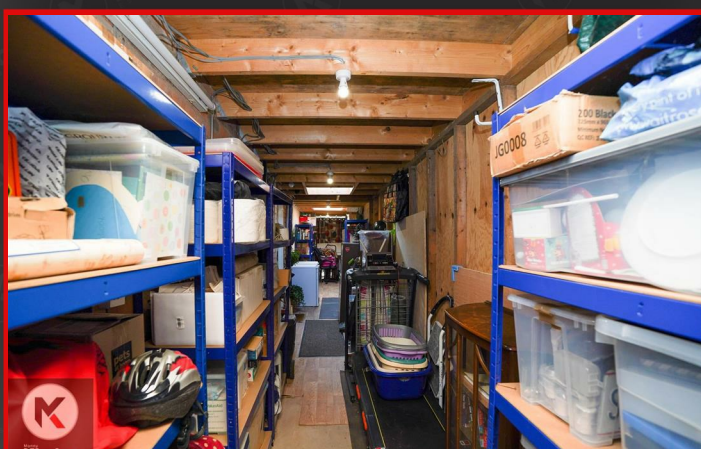
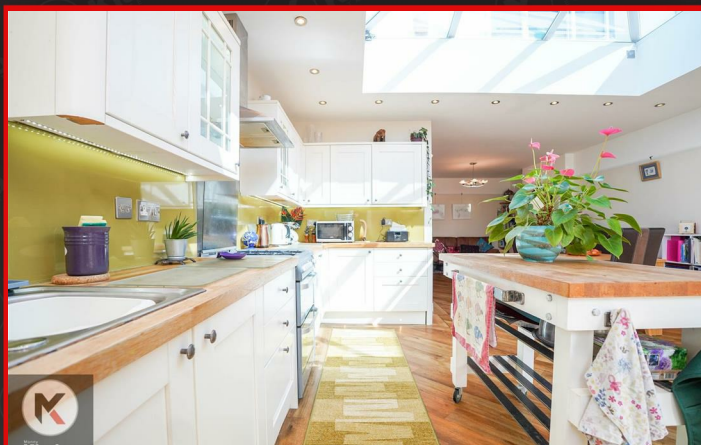
Privacy double glazed window to side, Lino flooring, toilet, ceiling light

Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, hedge shrubs



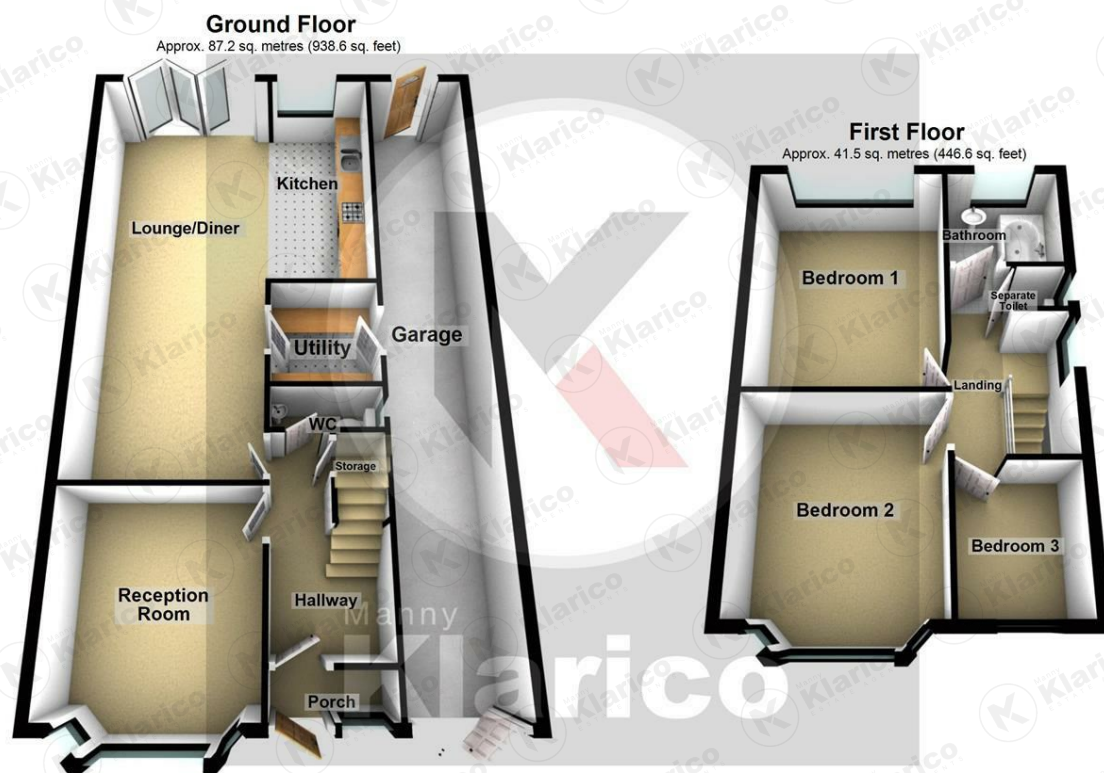
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Total area: approx. 128.7 sq. metres (1385.2 sq. feet)



Manny
Klarico
ESTATE AGENTS

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

