

Brooklands Road, Hall Green



£340,000

Brooklands Road, Hall Green

- Wide plot with large rear garden
- Well presented property
- Kitchen/Diner
- 3 bedrooms
- UPVC double glazing
- Ground floor rear and side extension
- 2 reception rooms
- Garage
- Further potential (stpp)
- Gas central heating

Tenure: Freehold
Council Tax Band: C

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property. Featuring an impressive rear garden along with the benefit of a ground floor rear extension. Provides off-road parking and a garage. A must view!

Welcome to this charming semi-detached house on Brooklands Road, Hall Green! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Parking is a breeze with space for multiple vehicles, making coming and going a stress-free experience. The garage provides additional storage space or a secure spot for your vehicle.

One of the highlights of this property is the stunning ground floor rear extension, adding a touch of modern elegance to the traditional charm of the house. Imagine enjoying your morning coffee in this bright and airy space, overlooking the wide and large rear garden. Whether you have a green thumb or simply enjoy outdoor gatherings, this garden is sure to impress.

Family Room

4.00m x 3.50m (13'1" x 11'5")

Double glazed bay window to front, carpet, ceiling light, wall mounted radiator, chimney with feature fireplace

Living Room

5.80m x 3.50m (19'0" x 11'5")

Double glazed window and door to rear garden, carpet, ceiling light, chimney with feature fireplace, wall mounted radiator

Kitchen/Diner

5.50m x 3.80m (18'0" x 12'5")

Garage

3.30m (10'9")

up and over door, ceiling light, spacious for storage and or further development (stpp)

Bedroom 1

4.30m x 3.50m (14'1" x 11'5")

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

Bedroom 2

3.50m x 3.40m (11'5" x 11'1")

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

Bedroom 3

2.30m x 2.00m (7'6" x 6'6")

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

Bathroom

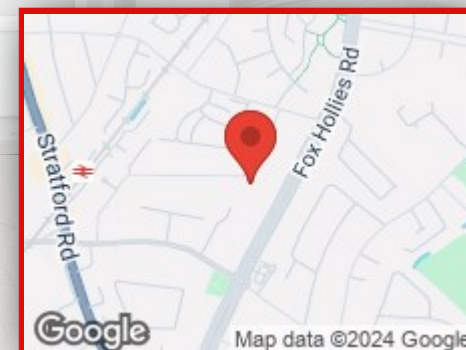
2.50m x 2.30m (8'2" x 7'6")

Privacy double glazed window to rear, corner shower cubicle with thermostatic shower unit, toilet, bath, floating basin with mixer tap, ceiling downlights, heated towel rail

Rear Garden

Wide plot with a large rear garden, patio, laid lawn, fence panels and hedge shrubs to boundaries

Directions



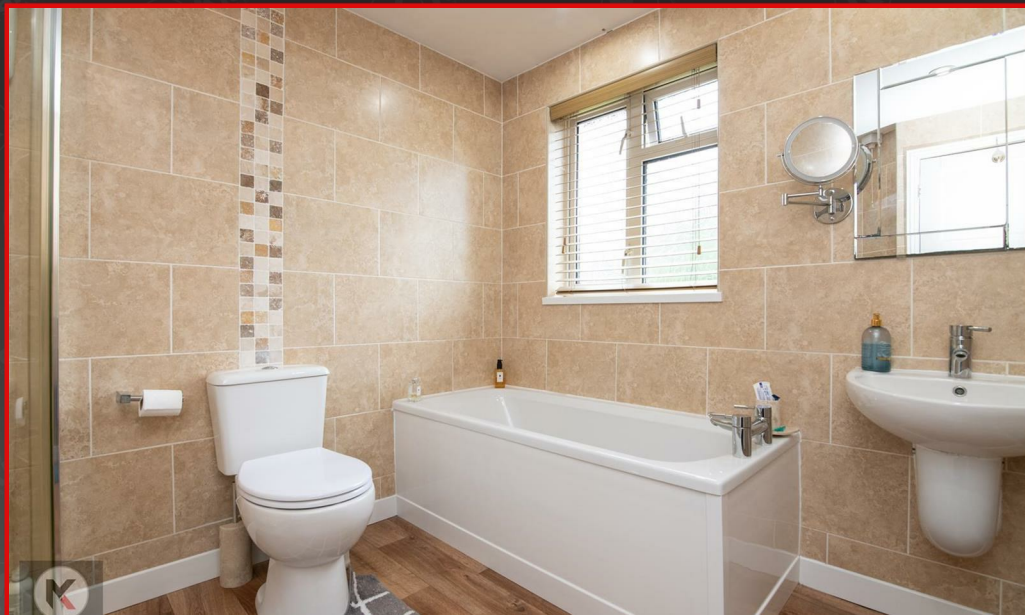
Brooklands Road, Hall Green

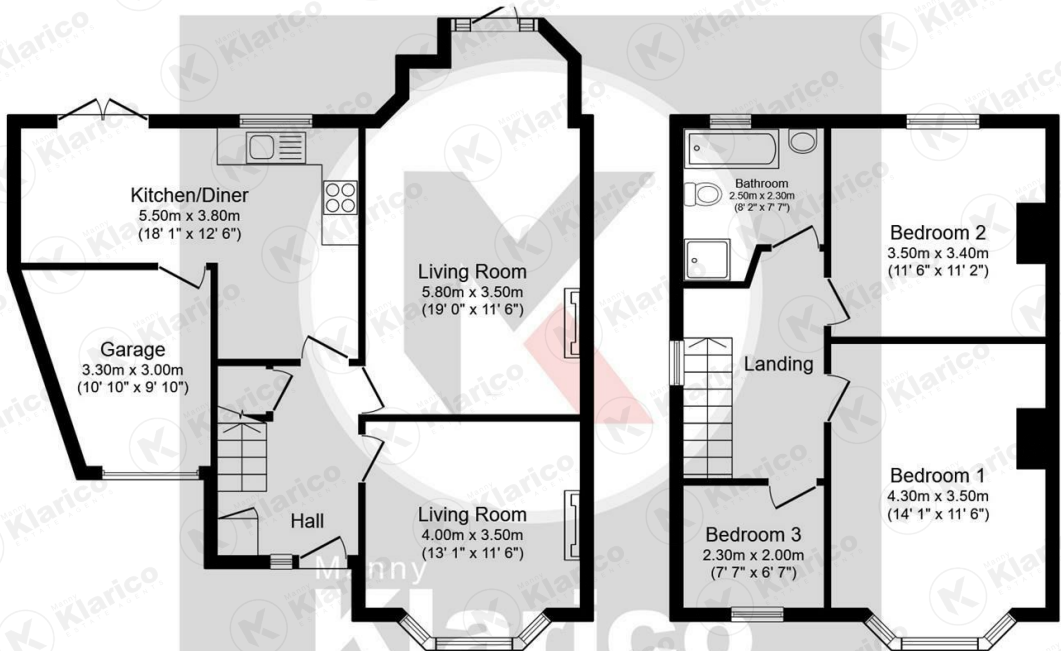


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TOTAL: 111.3 m² (1,198 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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