



Brooklands Road

Hall Green, Birmingham, B28 8LB

- A Semi Detached Property In Need Of Modernisation
- Three Bedrooms
- Through Lounge Diner
- Good Size Rear Garden

£260,000

EPC Rating 54

Current Council Tax Band C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door and double glazed door leading into

Enclosed Porch

With double glazed windows, flagstone flooring and original door with coloured glazed inserts leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, useful cloaks cupboard housing Worcester Bosch boiler and doors leading off to



Through Lounge Diner

28' 6" x 9' 10" (8.7m x 3.0m) With double glazed bay window to front elevation, double glazed windows incorporating door leading out to the rear garden, two ceiling light points with decorative roses, two radiators and two wall mounted gas fires

Kitchen to Rear

7' 10" x 6' 6" (2.4m x 2.0m) Being fitted with a range of wall and base units, laminate work surfaces, sink and drainer unit with mixer tap, tiling to walls, space for gas cooker, space for fridge, useful pantry, ceiling light point, double glazed window to rear and wooden door leading to

Utility Area

8' 6" x 6' 10" (2.6m x 2.1m) With wooden door to rear garden, radiator, space and plumbing for washing machine and tumble dryer, ceiling light point, ceiling lantern and door leading into garage



Good Size Rear Garden

Being mainly laid to lawn with paved patio, polycarbonate awning, timber summer house, timber shed, fencing and hedging to boundaries and gardeners toilet

Accommodation on the First Floor

Landing

With original obscure window to side, ceiling light point and doors leading off to



Bedroom One to Rear

12' 9" x 9' 10" (3.9m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes

Bedroom Two to Front

15' 1" x 9' 10" (4.6m x 3.0m) With double glazed bay window to front elevation, radiator and ceiling light point





Bedroom Three to Front

8' 2" x 6' 6" (2.5m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

9' 2" x 6' 6" (2.8m x 2.0m) Being fitted with a three piece suite comprising; panelled bath with shower over, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls, radiator, loft access and ceiling light point

Garage

17' 8" x 6' 10" (5.4m x 2.1m) With metal up and over garage door to driveway, power points and ceiling light point

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C.

