



smart homes

## 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

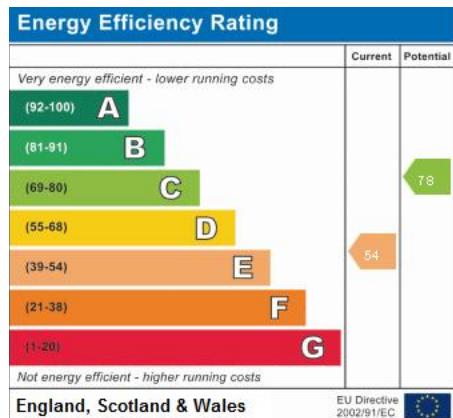
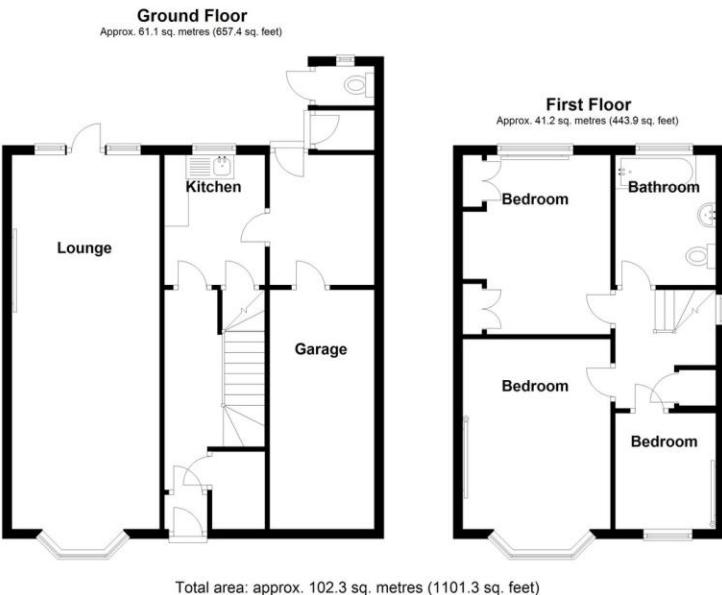
9' 2" x 6' 6" (2.8m x 2.0m) Being fitted with a three piece suite comprising; panelled bath with shower over, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls, radiator, loft access and ceiling light point

### 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.



316 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
shirley@smart-homes.co.uk  
0121 744 4144

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