



Brooklands Road, Birmingham

Guide Price £340,000





Brooklands Road

Birmingham

PROPERTY OVERVIEW

Introducing this beautifully presented three bedroom semi-detached property, perfect for first time buyers looking for a comfortable and stylish home. Upon entering, you will find an inviting entrance hallway that connects all the reception rooms seamlessly. The well-equipped fitted kitchen boasts natural light and offers views of the charming rear garden, complemented by a convenient breakfast bar. The open plan living and dining room is a spacious area, with a feature fireplace adding a touch of elegance, providing ample space for your furniture and entertaining needs. Adjacent to the living room, there is a versatile conservatory that can be utilised as a home office or additional living area.

The property also benefits from a downstairs toilet for your convenience. Upstairs, there are three well-proportioned bedrooms, with two being generously-sized doubles. Bedroom three offers flexible usage, making it ideal for a home office or nursery. A family bathroom services all bedrooms, completing the accommodation of this delightful home.

The south facing lawn rear garden comes with a patio seating area, perfect for outdoor relaxation or dining.



- Three Bedroom Semi-Detached Property
- Ideal For First Time Buyers
- Beautifully Presented



PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, freezer, all carpets, all curtains, all blinds and some light fittings.

ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.
Broadband: BT Fibre-Optic.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



ENCLOSED PORCH

ENTRANCE HALLWAY

WC

5' 10" x 2' 11" (1.77m x 0.89m)

LIVING

16' 10" x 10' 10" (5.13m x 3.30m)

DINING ROOM

10' 10" x 7' 10" (3.30m x 2.40m)

CONSERVATORY/HOME OFFICE

10' 0" x 5' 10" (3.04m x 1.79m)

FIRST FLOOR

BEDROOM ONE

11' 0" x 13' 7" (3.35m x 4.15m)

BEDROOM TWO

13' 9" x 11' 0" (4.18m x 3.36m)

BEDROOM THREE

6' 8" x 7' 9" (2.03m x 2.35m)

BATHROOM

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

GARAGE

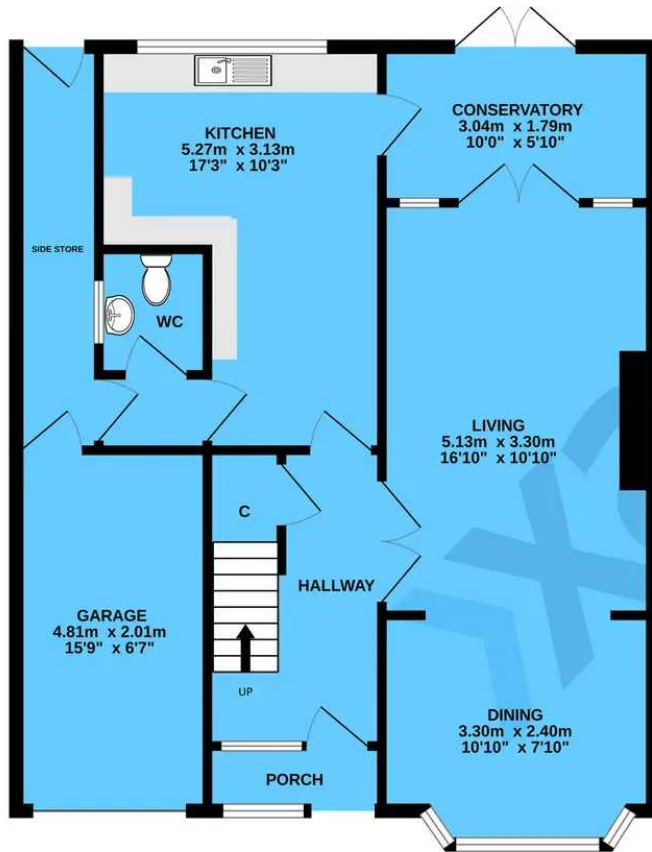
15' 9" x 6' 7" (4.81m x 2.01m)

TOTAL SQUARE FOOTAGE

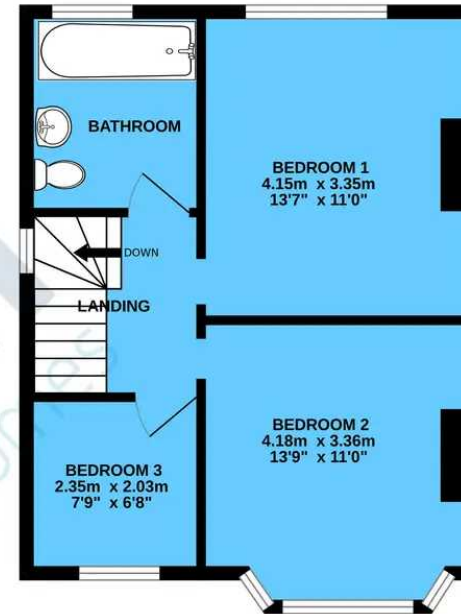
118.4 sq.m (1274 sq.ft) approx.



GROUND FLOOR
72.3 sq.m. (778 sq.ft.) approx.



1ST FLOOR
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA : 118.4 sq.m. (1274 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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