



smarthomes

## Brooklands Close

Hall Green, Birmingham

- An Extended Three Bedroom Semi Detached Property
- Two Reception Rooms
- Extended Re-Fitted Kitchen
- Offering Superb Potential For Extension (STPP)

**£340,000**

Current EPC Rating TBC  
Current Council Tax Band C





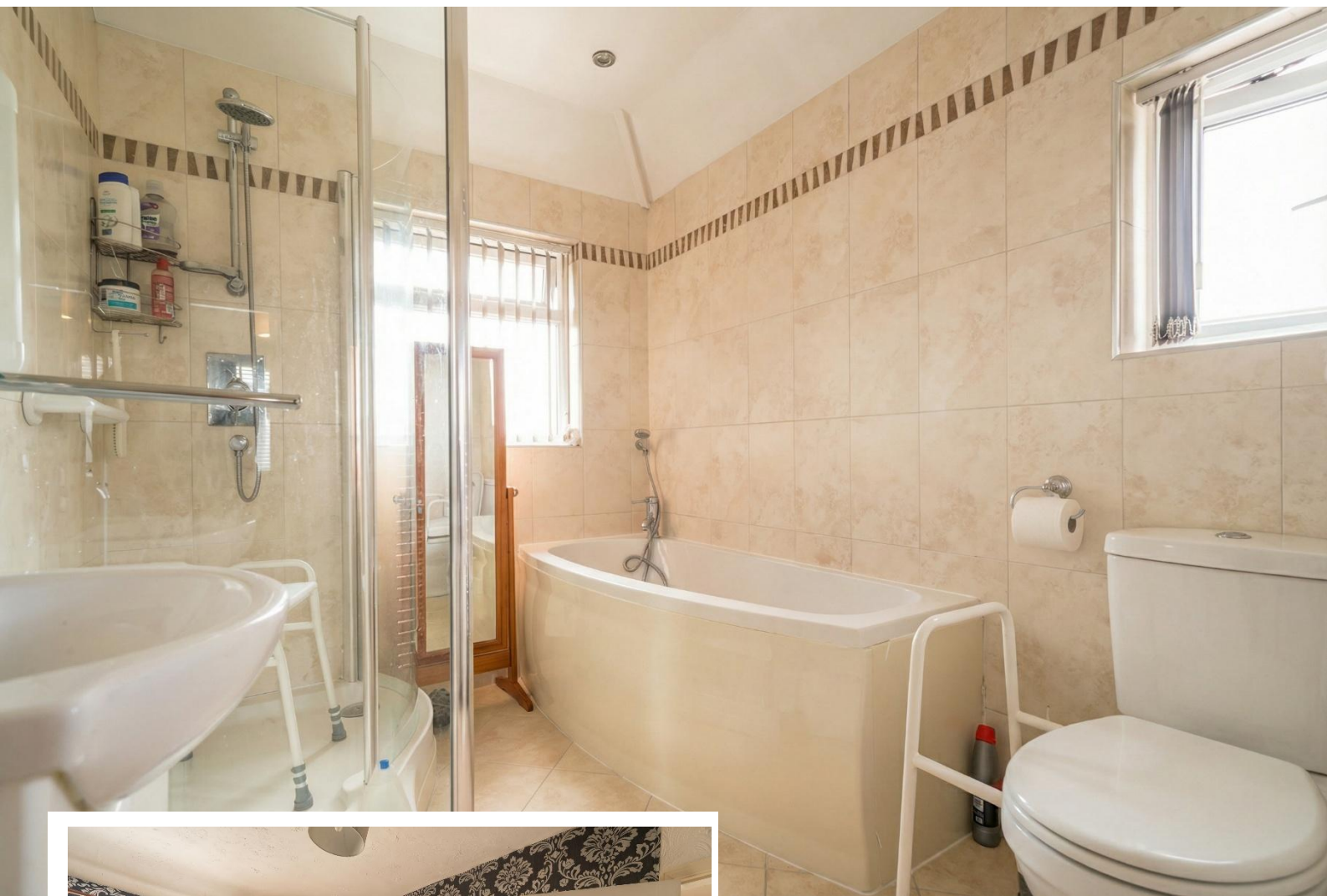
## Property Description

An extended three bedroom semi-detached property situated in a quiet cul-de-sac location and offering superb potential for extension (STPP). Two reception rooms, extended re-fitted kitchen, breakfast room, conservatory, four piece family bathroom, substantial rear garden, garage and off-road parking

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges  
Current council tax band – C



## Rooms & Measurements

Entrance Hall

Reception Room One to Front - 2.67m x 4.78m (8'9" x 15'8")

Reception Room Two - 3.94m x 3.02m (12'11" x 9'11")

Conservatory to Rear - 2.97m x 3m (9'9" x 9'10")

Breakfast Room to Rear - 2.59m x 2.03m (8'6" x 6'8")

Extended Re-Fitted Kitchen to Rear - 3.73m x 3.4m (12'3" x 11'2")

Bedroom One to Front - 3.07m x 4.72m (10'1" x 15'6" (into bay)

Bedroom Two to Rear - 3.89m x 2.62m (12'9" x 8'7" (to wardrobe)

Bedroom Three to Front - 2.06m x 2.59m (6'9" x 8'6")

Garage - 4.67m x 3.33m (15'4" x 10'11")



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