

Horton & Senate



88 Brooklands Road, Birmingham, B28 8JZ

£515,000

- NO CHAIN
- LARGE REAR GARDEN
- EXTENDED KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM
- UNDERFLOOR HEATING
- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- REFITTED SHOWER ROOM
- AIR CONDITIONING UNIT
- Approx. 2175sq ft (202sqm)

88 Brooklands Road, Birmingham B28 8JZ

If you are looking for a large family home then look no further! This property has been substantially extended and is approx 2,175sqft (202sqm) . It comprises of three reception rooms, a large kitchen/diner, ground floor shower room, five large bedrooms with en-suite to master and a shower room. There is underfloor heating and Airconditioning.

5

3

3

C

Council Tax Band: C



Description

APPROACH

Via brick paved driveway leading to front door;

ENTRANCE HALL

Welcoming hall with stairs to first floor landing, doors to rooms, tiling to the floor and under floor heating;

EXTENDED RECEPTION ONE 25' 3" x 12' 5" (7.7m x 3.8m)

To the rear of the property with double glazed patio doors to the rear elevation, leading to the rear garden and two central heating radiators;

RECEPTION TWO 10' 10" x 13' 3" (3.31m x 4.06m)

To the front of the house with double glazed bay window to the front elevation, with central heating radiator;

RECEPTION ROOM THREE 5' 2" x 12' 1" (1.6m x 3.7m)

A room which can be used as a home office, play room or spare bedroom. Double glazed window to the front elevation and central heating radiator;

EXTENDED KITCHEN/DINER 25' 3" x 10' 9" (7.7m x 3.3m)

A fantastic feature to the property that has a range of high gloss wall and floor base units, roll top work surface over, integrated hob with extractor fan over, integrated oven, microwave and a steel inset sink with mixer tap and drainer. There is tiling to the floor, underfloor heating in the dining area, a double glazed door to the rear elevation leading to the patio, central heating radiator and a Velux window;

GROUND FLOOR SHOWER ROOM

The suite comprises of a corner shower cubicle, sink with mixer tap and low level flush w.c. There is tiling to the floor and splash prone areas, a vertical central heating radiator and plumbing for a washing machine;

FIRST FLOOR

LANDING

Doors to first floor rooms, door leading to staircase to master bedroom;

BEDROOM ONE (TO REAR) 12' 5" x 17' 0" (3.8m x 5.2m)

A large bedroom with fitted wardrobes, a double glazed window to the rear elevation and central heating radiator;

BEDROOM TWO (TO REAR) 10' 9" x 14' 1" (3.3m x 4.3m)

A double bedroom with fitted wardrobes, a double glazed window to rear elevation overlooking the rear garden, central heating radiator and space under the stairs;

BEDROOM THREE (TO FRONT) 13' 9" x 10' 9" (4.2m x 3.3m)

A double bedroom with a double glazed bay window to the front elevation fitted wardrobes and a central heating radiator;

BEDROOM FOUR (TO FRONT) 7' 10" x 12' 5" (2.4m x 3.8 m)

Having two double glazed windows to the front elevation, central heating radiator and fitted wardrobes;

BEDROOM FIVE 14' 1" x 21' 3" (4.3m x 6.5 m into eaves)

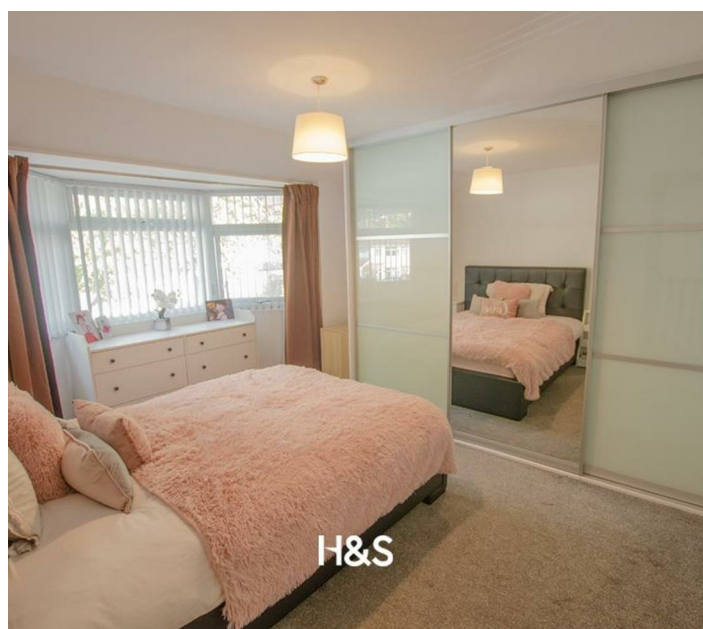
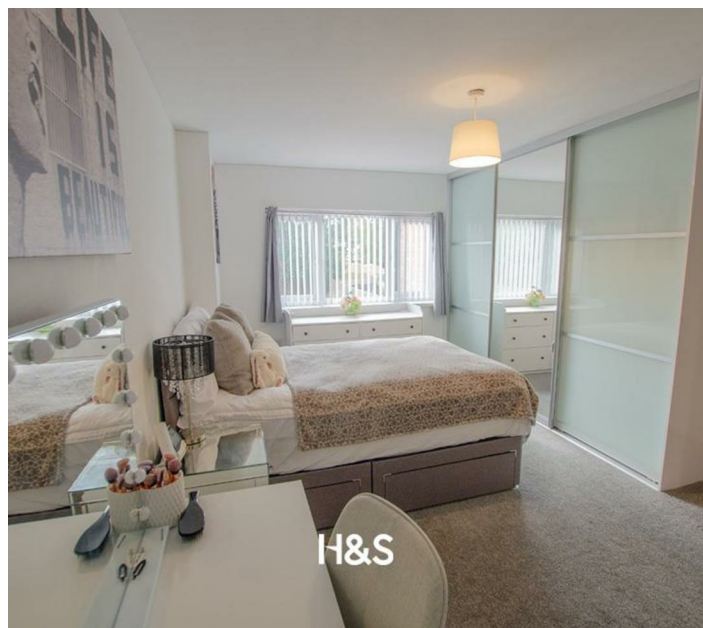
A spectacular master bedroom with a Velux window to the front elevation, double glazed window to the rear elevation, fitted wardrobes, x2 central heating radiator and a door to the en-suite;

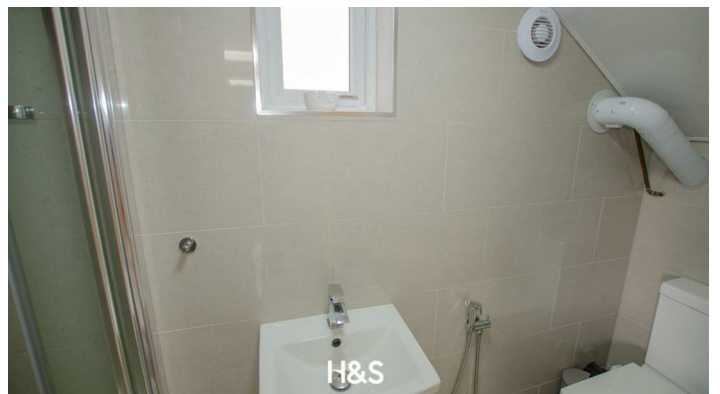
FAMILY SHOWER ROOM

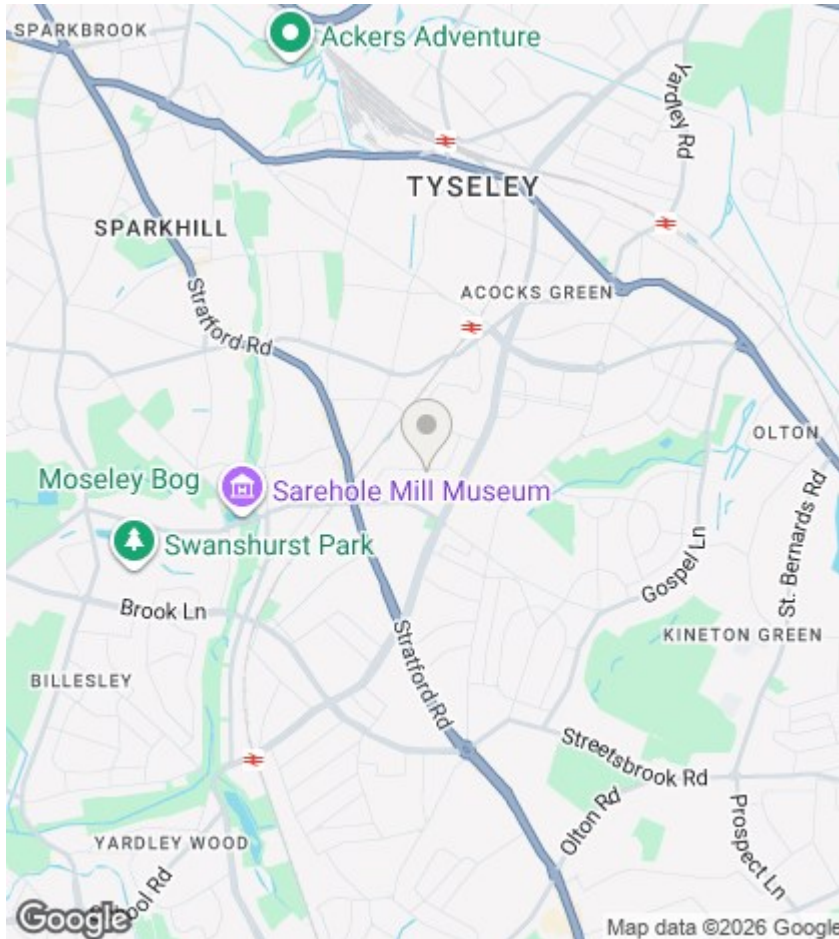
The fully tiled shower room consists of a double walk in shower, sink with vanity unit under, wc and a heated towel rail. There is an obscure double glazed window to the south elevation and vaulted ceiling with Velux window;

ENSUITE The fully tiled ensuite comprises of a llwc sink and shower, there is an o dg to the south elevation and a central heating radiator;

REAR GARDEN A large recently laid patio area leading to a lawn that has new fencing to the boundaries and a further patio to the rear of the garden;







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR

2ND FLOOR

