

227 Balden Road, Birmingham, B32 2ES



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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227 Balden Road, Birmingham

Hicks Hadley

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****NO UPWARD CHAIN****

A superb opportunity to purchase a semi-detached property requiring modernisation in this most popular of locations for access to Birmingham City Centre and all local amenities. The property briefly comprises: porch, reception hall, open plan lounge/diner, kitchen, three generously sized bedrooms and family bathroom to first floor. The property further benefits from: garage, long private rear garden and block paved driveway with adjacent front garden. AN EXCELLENT OPTION FOR INVESTORS. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £325,000 - Freehold

Hicks Hadley



Porch

With double glazing to front elevation and access into:

Reception Hall

With central heating radiator, storage cupboard, under stairs storage cupboard and doors into:

Dining Room 12'1 x 10'5 (3.68m x 3.18m)

With central heating radiator, double glazed bay window to front elevation and open access into:

Spacious Lounge 12'10 x 10'10 (max) (3.91m x 3.30m (max))

With feature fireplace, central heating radiator and double glazing to rear elevation.

Kitchen 12'1 x 8'5 (3.68m x 2.57m)

Having single drainer sink unit, space for cooker, plumbing for automatic washing machine, two double glazed windows and door into garage.

Landing

Having obscured double glazed window to side elevation, loft hatch and doors into:

Bedroom One 12'1 x 10'10 (max) (3.68m x 3.30m (max))

With central heating radiator and double glazed window to front elevation.

Bedroom Two 12'11 x 10'10 (3.94m x 3.30m)

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 7'8 x 7'2 (2.34m x 2.18m)

With central heating radiator and double glazed window to front elevation.

Bathroom

Having bath, low flush wc and obscured double glazed window to rear elevation.

Garage

With access door into kitchen.

Outside

Front: With lawn to the front and adjacent block paved driveway leading to front door and garage door.

Rear: Having long private rear garden with lawn and intermittent mature shrubbery.

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: D

Council Tax Band: D

All mains services are connected.

Broadband/mobile coverage please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)