

ENGLANDS



199 Balden Road

Harborne, Birmingham, B32 2ES

£490,000





PROPERTY DESCRIPTION

Delightful semi-detached property having been extended to create a spacious family home. Having the benefit of two reception rooms, extended breakfast kitchen, large utility area, ground floor WC, four bedrooms, one with en suite shower room, family bathroom and attractive rear garden. Driveway and garage.

Balden Road is well-located and runs between Court Oak Road and Hagley Road, ideally situated for access to Harborne with its excellent range of shops, bars and restaurants, Edgbaston Village and Birmingham City Centre. The Queen Elizabeth Hospital and Birmingham University are also close by. Local motorway connections are also readily accessible.



Tel: 01214271974



The property is set back from the road by a tarmac driveway with dwarf retaining walls. Viewing is highly recommended in order to appreciate the well-proportioned accommodation on offer. Double glazed UPVC double entrance door into:

PORCH

Having laminate flooring, two wall lights and glazed inner door with side panels leading into:

HALLWAY

Having radiator, ceiling light point, rising to first floor accommodation and meter cupboards.

FRONT RECEPTION ROOM

3.95m max into bay x 3.69m (12'11" max into bay x 12'1")
Having UPVC double glazed multi-pane design window over the front, radiator, ceiling light point and laminate flooring.

EXTENDED SITTING ROOM

7.12m max x 3.31m max (23'4" max x 10'10" max)
Having two radiators, two ceiling light points, UPVC double glazed patio doors and side windows opening up to garden and laminate flooring.

BREAKFAST KITCHEN

5.86m max x 3.09m max (19'2" max x 10'1" max)
Having tiled floor, radiator, a range of matching wall and base units, integrated electric oven, five burner gas hob with wall-mounted extractor fan over, laminate work surfaces, part complementary tiling to walls, single bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window with multi-pane design overlooking garden, recessed ceiling spotlights and integrated dishwasher.

UTILITY

7.60m max x 1.75m (24'11" max x 5'8")
Having tiled flooring, wall-mounted Vaillant combi gas boiler, stainless steel sink drainer with plumbing underneath for washer and dryer.

GROUND FLOOR WC

Having tiled floor, low flush WC, wall-mounted wash basin with tiled splashback, ceiling light point and radiator.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having ceiling light point, radiator and loft access hatch.

BEDROOM ONE

4.46m max x 4.14m (14'7" max x 13'6")
Having UPVC double glazed window with multi-pane design overlooking the garden, radiator, two ceiling light points and door through to:

EN SUITE

1.75m x 1.7m (5'8" x 5'6")

Having shower cubicle with wall-mounted electric shower, pedestal wash basin with mixer tap over, low flush WC, radiator, wall-mounted extractor fan, ceiling light point, wall-mounted shaver light with shaver point, full complementary tiling to walls and floor. UPVC double glazed window with obscured glass and loft hatch access.

BEDROOM TWO

4.11m max into bay x 3.34m (13'5" max into bay x 10'11")
Having UPVC double glazed bay window with multi-pane details overlooking the front, radiator and ceiling light point.

BEDROOM THREE

3.94m max x 2.96m max into recess (12'11" max x 9'8" max into recess)
Having UPVC double glazed multi-pane window overlooking the rear garden, radiator, a range of fitted wardrobes with sliding mirror doors and overhead cupboards, plus dressing table area, radiator and ceiling light point.

BEDROOM FOUR

4.26m x 2.95m max into bay. (13'11" x 9'8" max into bay.)
Having two UPVC double glazed windows with multi-pane design, two radiators, fitted wardrobes and two ceiling light points.

BATHROOM

2.56m max x 1.78m max (8'4" max x 5'10" max)
Having panelled bath with wall-mounted shower over, UPVC double glazed window with obscured glass, full complementary tiling to walls and floor, radiator, wall-mounted extractor fan, ceiling light point, pedestal wash basin with mixer tap over and low flush WC.

OUTSIDE

GARAGE

Having metal doors, tiled floor, wall-mounted storage cabinets, electricity fuse board and ceiling light point.

REAR GARDEN

Having raised paved seating area, lawn, fence panels to three sides and a range of evergreen shrubs and trees. Brick built outbuilding with UPVC double glazed window and UPVC double glazed door.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: D

The property is part of the Calthorpe Estates Scheme of Management and is subject to an annual charge in the region of £60.00



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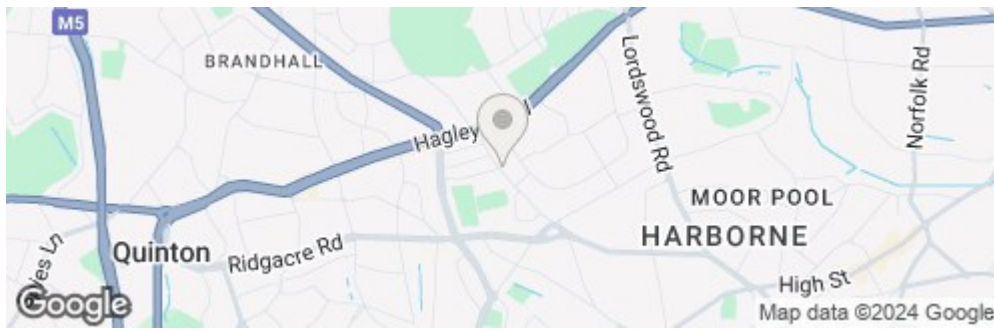




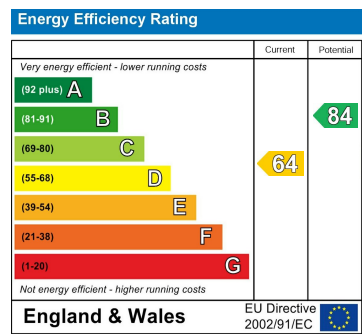
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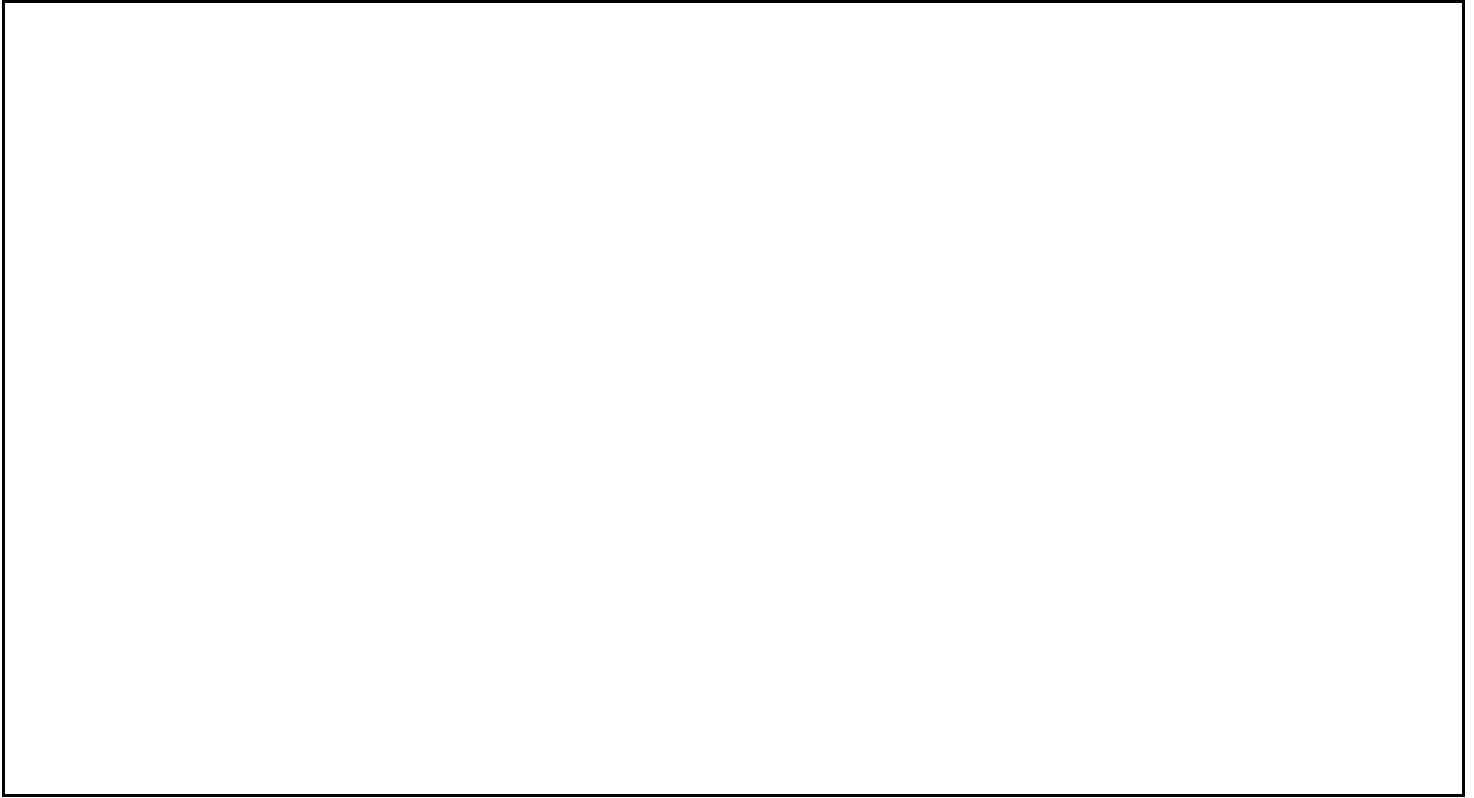
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



We now have an **in-house Mortgage Adviser** with access to the whole of the market, offering exclusive rates and discounted fees for our clients here at Englands. We do find it can help a purchase if you have a mortgage agreed in principle when you make an offer. Please feel free to contact Ryan by calling **07792 686821** or email rchan@ccfpl.co.uk for any mortgage advice or just to pick his brains.

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Misrepresentation Act 1967

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.