



18 Ballard Walk, Kingshurst, B37 6BJ

Offers over £240,000

Well presented semi detached property in the popular location of Kingshurst. In brief the property comprises entrance hallway, lounge, kitchen diner, downstairs we, three bedrooms, bathroom, front and rear garden and allocated parking space. The property also benefits from double glazing and central heating (both where specified)

Approach

Via pathway



Hallway

Double glazed door to front, stairs to first floor accommodation and ceiling light point.

Lounge

13'1 x 11'1 (3.99m x 3.38m)

Double glazed window to front, under stairs cupboard, radiator and ceiling light point.



Kitchen/Diner

15'1 x 12'6 (4.60m x 3.81m)

Double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, gas hob and oven with extractor over, space for white goods, door to rear garden, radiator and ceiling light point.



Downstairs W/C

Low level w/c, hand wash basin and ceiling light point.



Landing

Loft access, storage cupboard and ceiling light point.

Bedroom One

13'1 x 8'2 (3.99m x 2.49m)

Two double glazed windows to front, built in wardrobes and storage cupboard, radiator and ceiling light point.



Bedroom Two

10'5 x 7'7 (3.18m x 2.31m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

7'7 x 6'7 (2.31m x 2.01m)

Double glazed window to rear, radiator and ceiling light point.



Family Bathroom

Double glazed window to side, panel bath with shower over, pedestal sink, low level w/c, radiator and ceiling light point.



Rear Garden

Paved patio area, laid to lawn, some mature shrubs to borders, enclosed to neighbouring boundaries and south facing.



Further Information

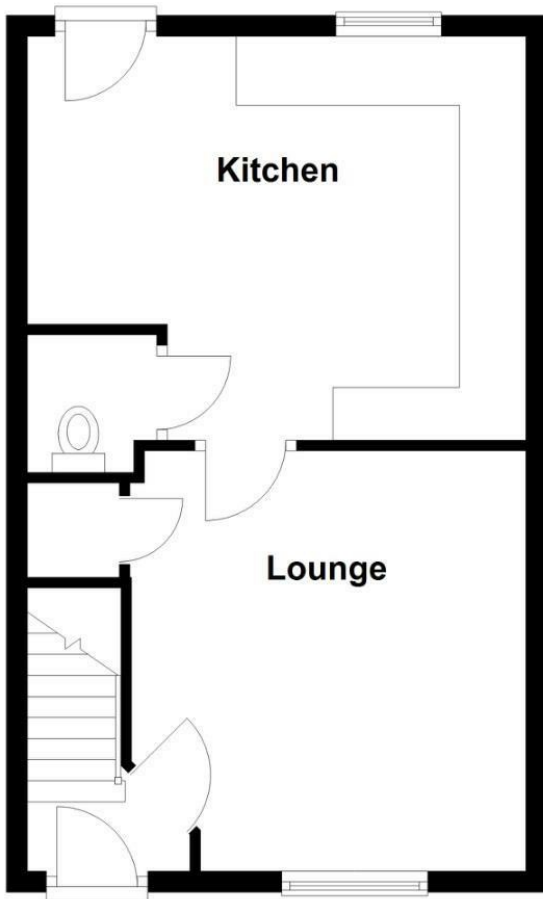
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax - C
EPC Rating - C

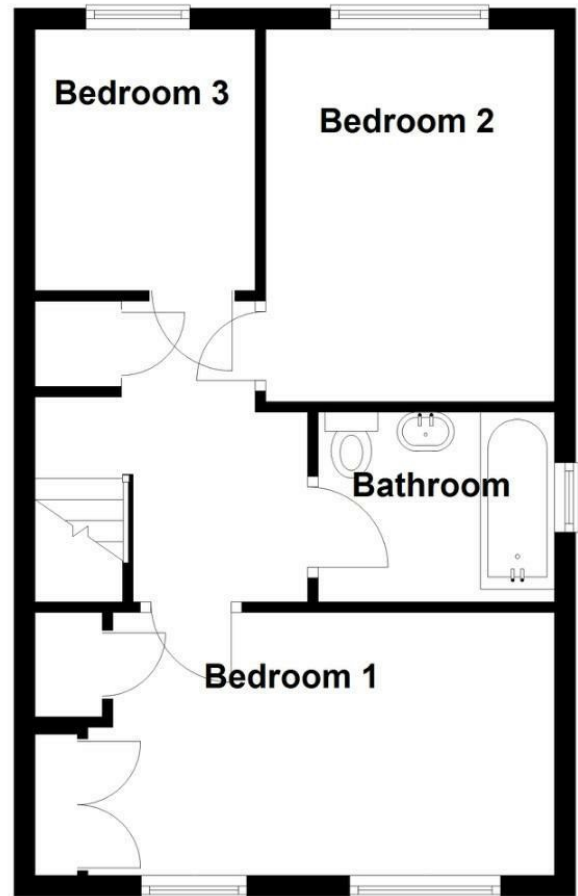
Ground Floor

Approx. 402.8 sq. feet



First Floor

Approx. 425.3 sq. feet



Total area: approx. 828.1 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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