



63 Eastwood Road

Balsall Heath, Birmingham, B12 9NA

Offers In The Region Of £288,000



****THREE BEDROOM TERRACE HOME WITH NO UPWARD CHAIN WITH HMO POTENTIAL!**** Lovely three bedroom mid terrace home ideally located for Moseley, Edgbaston and the City Centre. The accommodation on offer briefly comprises; fore garden, entrance hallway, two reception rooms, re-fitted kitchen, unfinished shower room and WC and rear garden. To the first floor there are three bedrooms and a shower room. The property benefits from double glazing, central heating and no upward chain and the benefit of works completed to make the property a HMO (house in multiple occupation). Energy Performance Rating: D. To arrange your viewing please call our Moseley sales team.



Approach

With a shallow fore garden leading to a wooden front entrance door opening into:

Inner Vestibule

With Minton tiled flooring, decorative cornice to ceiling and open walkway into:

Hallway

With central heating radiator, ceiling light point, decorative archway, under stairs storage with double glazed opaque window to the side aspect and ceiling light point, stairs giving rise to the first floor accommodation and doors opening into:

Reception Room One

10'5" x 13'10" into bay (3.20 x 4.23 into bay)

With double glazed bay window to the front aspect, central heating radiator and ceiling light point.

Reception Room Two

11'0" x 13'10" (3.37 x 4.22)

With central heating radiator, ceiling light point and double glazed window to the rear aspect.

Kitchen

15'8" x 8'9" (4.80 x 2.68)

With ceiling strip light, double glazed window to the rear aspect, wall mounted combination boiler, base units, marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for washing machine, cooker hob and extractor over, central heating radiator, tiling to flooring and door opening into:

Unfinished Shower Room

8'7" x 6'6" (2.63 x 1.99)

With a separate WC with low flush WC, two ceiling light points, double glazed opaque window and door giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, two ceiling light points, central heating radiator and doors opening into:

Bedroom One

16'2" x 11'4" (4.95 x 3.46)

With ceiling light point, central heating radiator, coving to ceiling and double glazed window to the front aspect.

Bedroom Two

14'0" x 13'1" (4.28 x 4.01)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom Three

8'11" x 10'7" (2.74 x 3.23)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Shower Room

6'10" x 5'10" (2.10 x 1.80)

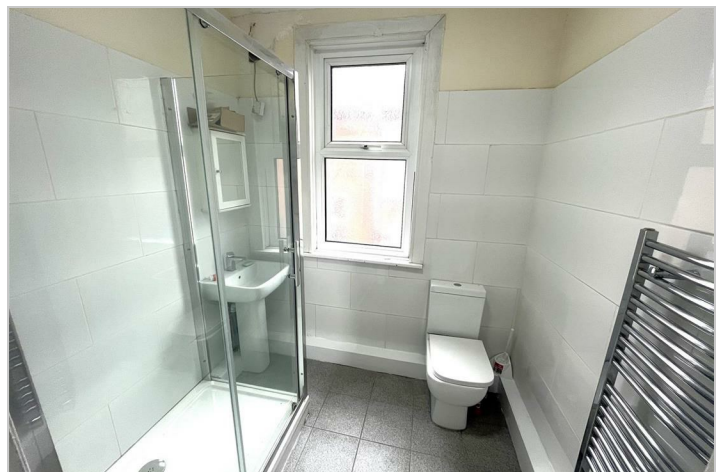
With double glazed opaque window to the side aspect, ceiling light point, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, shower cubicle with shower above, tiling surround and central heated towel rail.

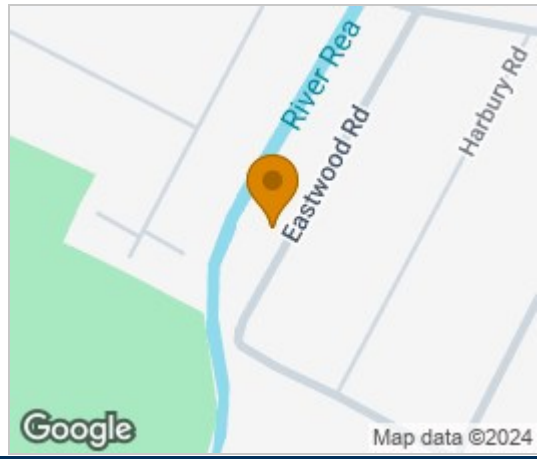
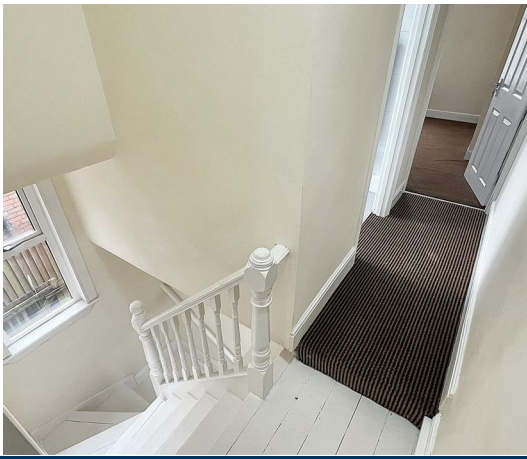
Rear Garden

With a paved pathway leading to lawn turfed area and fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 63 Eastwood Road Balsall Heath, Birmingham, B12 9NA is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





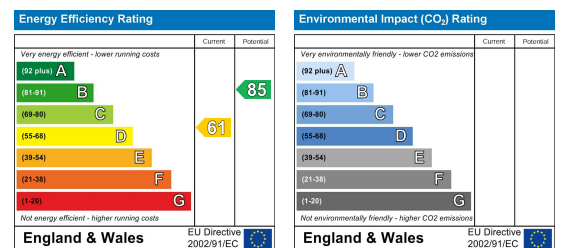
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.