



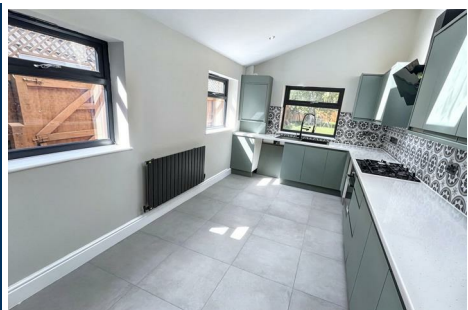
9 Balaclava Road

Kings Heath, Birmingham, B14 7SG

Offers Over £350,000



****LOVELY THREE BEDROOM TERRACE HOME IN KINGS HEATH WITH NO UPWARD CHAIN!**** Recently refurbished and updated three bedroom end-terrace home in this highly popular location on Balaclava Road in Kings Heath. Offering good access to the nearby amenities provided by Kings Heath High Street with all of its associated amenities including cafes, bars, restaurants and shopping facilities and being close to local transport links into the City Centre and upcoming Kings Heath Train Station. In brief the accommodation consists of; front reception room, downstairs WC, rear reception room, re-fitted kitchen/diner with access to a landscaped rear garden. To the first floor there are three bedrooms and a re-fitted shower room. The property also benefits from new double glazing, central heating, boiler, electric wiring, wall and floor insulation and also benefits from no upward chain. Energy Performance Certificate - C. To arrange your viewings to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This end of terrace three bedroom property is approached via a UPVC door opening into:

Reception Room One

13'4" x 10'0" (4.08 x 3.05)

With double glazed window to the front aspect, central heating radiator, ceiling light point, laminate to flooring and door opening into:

Inner Lobby Area

With under stairs storage, open walkway into reception room two and door opening into:

Ground Floor WC

5'4" x 2'7" (1.63 x 0.81)

With low flush WC, sink in vanity unit with mixer tap over, central heating radiator, tiling to splash backs, double glazed opaque window to the side aspect, tiled flooring and ceiling light point.

Reception Room Two

11'7" x 14'3" (3.55 x 4.35)

With central heating radiator, ceiling light point, double glazed window to the rear aspect, feature fireplace with tiled hearth and brick surround and wooden door opening into:

Kitchen/Diner

17'1" x 9'3" (5.21 x 2.82)

With a selection of green wall and base units with

marble effect work surfaces over incorporating 'Limona' gas hob, 'AEG' cooker and extractor over, sink and drainer with mixer tap over, double glazed window to the rear aspect, two double glazed windows to the side aspect, central heating radiator, two Velux windows, ceiling spotlights, tiling to flooring, tiling to splash backs, space for washing machine, fridge freezer and tumble dryer or dishwasher and double glazed opaque door opens out to the rear garden.

First Floor Accommodation

With stairs giving rise to the first floor landing with ceiling light point, loft access point (not inspected) and doors opening into:

Bedroom One

11'6" x 10'10" (3.53 x 3.32)

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

Bedroom Two

7'1" x 11'1" (2.17 x 3.40)

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

Bedroom Three

9'1" x 9'7" (2.77 x 2.94)

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

Shower Room

10'0" x 4'1" (3.07 x 1.27)

With sink in vanity unit with mixer tap over, low flush WC, shower cubicle with rainfall shower over, wall mounted extractor fan, ceiling light point, central heating towel rail, tiling to flooring and tiled surround.

Rear Garden

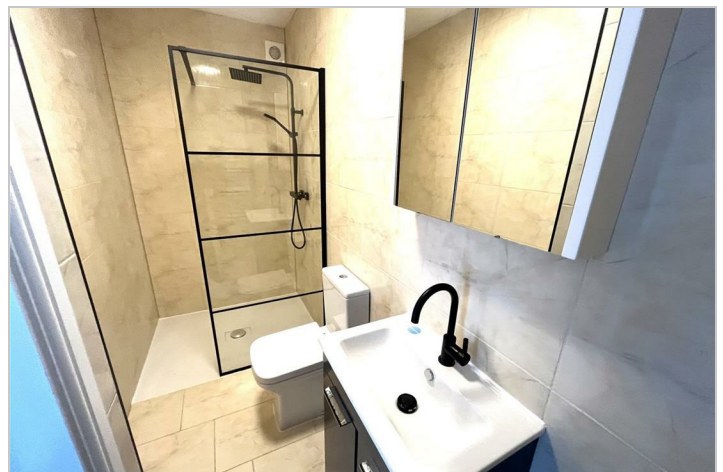
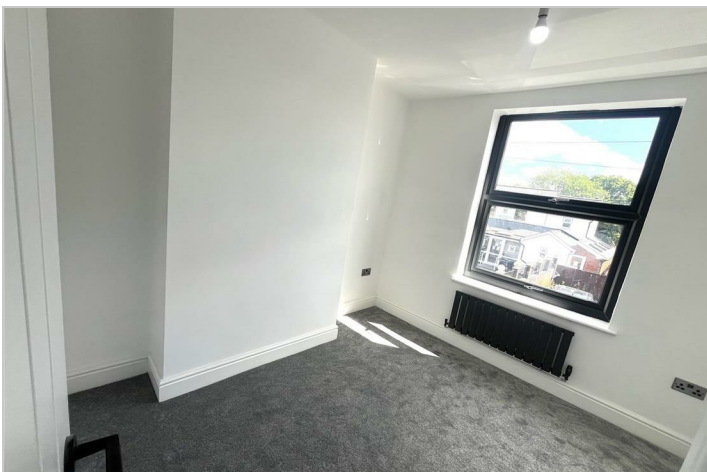
With a paved patio pathway leading to lawn turfed area with mature trees, plants and shrubs and being finished with fencing to all borders.

Garage (Council owned)

Please note; The rear of the property does offer access to council owned garages that can be rented off the council. Please ask the office for further information.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 9 Balaclava Road, Kings Heath, Birmingham, B14 7SG is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





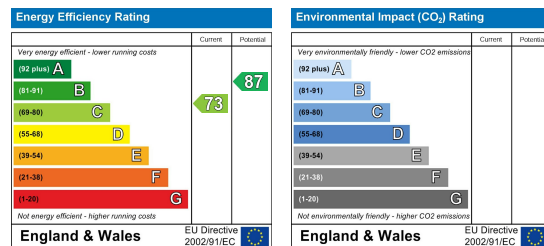
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.