



## 75 Harbury Road

Balsall Heath, Birmingham, B12 9NG

Offers Over £240,000





**THREE BEDROOM MID-TERRACE WITH NO CHAIN AND IN NEED OF MODERNISATION!** Rice Chamberlains are pleased to present this three bedroom, mid-terraced home in a popular location. With close proximity to the City Centre, local schools, Cannon Hill Park and Edgbaston Cricket Ground. Providing local transport routes within the city. The property comprises of: hallway leading to spacious living room, kitchen, rear garden, to the first floor accommodation, there are three bedrooms, family bathroom and a loft space. The EPC rating is TBD. Book a viewing with our Moseley office today!



### Approach

With front entrance door opening in to:

### Inner Vestible

With quarry tiled floor covering, homing the meters and further door opening in to:

### Hallway

With ceiling light point, central heating radiator, decorative archway, cornice to ceiling, skirting boards, stairs giving rise to the first floor accommodation and solid wood door opening in to:

### Living/Lounge Room

22'10" x 11'11" into bay (6.98m x 3.65m into bay)

With original solid wood floor covering, two ceiling light points, two central heating radiators, chimney breast, picture rails, cornice to ceiling, log burner with brick surround, double glazed PVC bay window overlooking the front aspect, double glazed PVC window and patio door to the rear aspect and further door with step down leading in to:

### Kitchen

9'2" x 14'3" x 6'2" (2.81m x 4.35m x 1.89m)

### L-Shaped Room

With quarry tile floor covering, ceiling light beam, central heating radiator, a selection of wall and base units, cabinets with shelves for storage, integrated microwave, Alpha boiler, double glazed UPVC window and double glazed UPVC door to the side aspect opening out to the patio area, understairs pantry space providing useful storage and further solid wood door opening in to:

### Additional Pantry

With single glazed PVC window to the side aspect.

### Garden

With access from both the living room and kitchen to patio space, with side access and outhouse providing useful storage.

### First Floor Accomodation

With wooden balustraded stairs giving rise to the first floor landing, with ceiling light point, central heating radiator, storage cupboard with useful shelving, loft access, and solid wood doors opening in to:

### Bedroom One

11'3" x 17'1" (3.44m x 5.23m)

With original solid wood floor covering, ceiling light point, central heating radiator, skirting boards, chimney breast, double glazed PVC window to the front aspect and further solid wood internal door providing two access points to the first floor landing.

### Bedroom Two

12'3" x 11'6" (3.75m x 3.51m)

With original solid wood floor covering, ceiling light point, central heating radiator, skirting boards, chimney breast and double glazed PVC window to the rear aspect overlooking the garden.

### Bedroom Three

9'0" x 8'3" (2.76m x 2.52m)

With ceiling light point, central heating radiator, built-in shelving and double glazed PVC window to the rear aspect overlooking the garden.

### Bathroom

6'1" x 6'0" (1.86m x 1.84m)

With panelling and tiling to wall covering, ceiling light point, central heating radiator, high flush WC,

free standing sink with separate hot & cold taps, bath with mixer tap and handheld shower attachment, wall mounted shelf units, double glazed opaque PVC window to the side aspect.

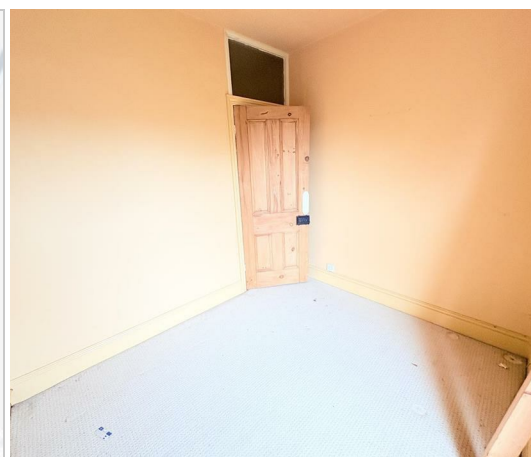
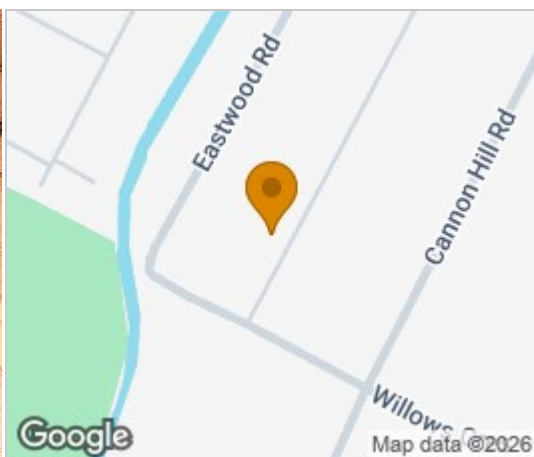
#### Loft Space

With built-in ladders giving rise to the loft and part boarded to allow for additional storage space.

#### Council Tax

According to the Direct Gov website the Council Tax Band for Harbury Road, Balsall Heath, Birmingham, B12 9NG is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





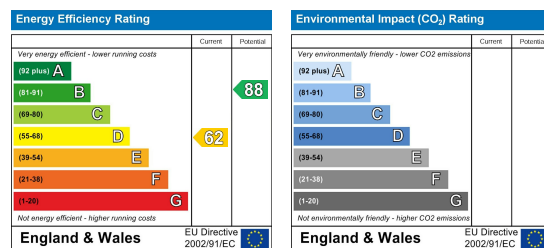
## Floor Plan



## 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.