



**Eastwood Road, Balsall Heath Birmingham B12 9NB**

**welcome to**

## **Eastwood Road, Balsall Heath Birmingham**

\*\*\*\*A three - bedroom Victorian Style Mid - Terrace property \*\*\* currently used as a HMO \*\*\* comprising two - reception rooms \*\*\* kitchen/diner  
\*\*\* downstairs wet room \*\*\* first - floor family bathroom \*\*\* 3 - Bedrooms \*\*\* Rear Gardens \*\*\*\*

### **Agent Note**

This property is council tax band B. Can be used a 4 bed with 1 reception room. Property has solar panels. New windows were fitted last year. Also new doors & flooring.

### **Lounge**

11' 3" x 10' 8" ( 3.43m x 3.25m )

Double glazed bay window to front, central heating radiator.

### **Reception Room 2**

14' x 11' 2" ( 4.27m x 3.40m )

Double glazed window to rear, central heating radiator.

### **Kitchen/Diner**

14' 11" x 8' 11" ( 4.55m x 2.72m )

Double glazed windows to side, central heating radiator, range of wall & base units with drawers and roll top worksurfaces, sink & drainer unit, gas hob & oven, Tiled floor and tiling to splash-proof areas.

### **Bedroom 1**

13' 6" x 11' 4" ( 4.11m x 3.45m )

Double glazed window to front, central heating radiator.

### **Bedroom 2**

14' x 11' 4" ( 4.27m x 3.45m )

Double glazed window to rear, central heating radiator.

### **Bedroom 3**

9' x 8' 11" ( 2.74m x 2.72m )

Double glazed window to rear, central heating radiator.

### **Family Bathroom**

Double glazed window to side, heated towel rail, bath with shower over, wash hand basin, low level flush w/c.

### **Downstairs Wet Room**

Shower, Wash hand basin, low level flush w/c.







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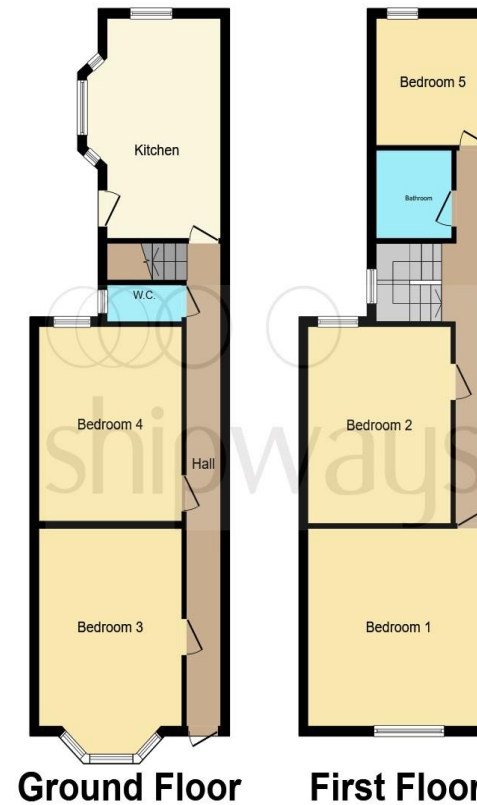
welcome to

## Eastwood Road, Balsall Heath Birmingham

- Mid-terraced
- Two-reception rooms
- Kitchen
- Downstairs wet room
- Three bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£325,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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