



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.





view this property online shipways.co.uk/Property/HBN111392



welcome to

Eastwood Road, Balsall Heath Birmingham

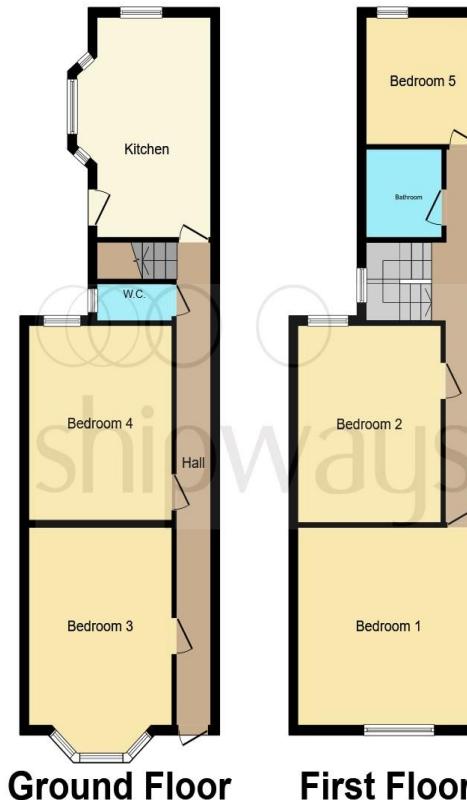
- Mid-terraced.
- Two-reception rooms.
- Kitchen.
- Downstairs wet room.
- Three-bedrooms.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£300,000



Ground Floor

First Floor

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

view this property online shipways.co.uk/Property/HBN111392

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HBN111392 - 0008



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk