



Bloore King & Kavanagh

Sales & Lettings



241 Balden Road
Birmingham, B32 2ES

Asking Price £430,000

A well presented three bedroom family home with lots of parking.

The lovely property benefits from gas central heating, double glazing and briefly offers: porch, entrance hall with storage, DOWNSTAIRS CLOAKROOM, lounge, dining room, fitted kitchen, utility room, conservatory, landing three bedrooms and a family bathroom.

To the front of the property is a block paved parking area leading to the garage and to the rear, a lovely garden laid to lawn with large patio area and mature planting. Council tax band E, EPC D.

Porch

Door to front.

Entrance Hall

Door and window to front.

Cloakroom

Low level WC and hand wash basin.

Lounge

3.96m x 6.29m at widest point (12'11" x 20'7" at widest point)

Window to front, electric fire and surround.

Dining Room

2.79m x 3.01m (9'1" x 9'10")

Patio doors to the conservatory and Laminate flooring.

Conservatory

2.84m x 2.83m at widest point. (9'3" x 9'3" at widest point.)

French doors to garden.

Kitchen

2.85m x 3.26m (9'4" x 10'8")

Window to front. Good range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor over, integrated electric oven, dishwasher and space for a fridge freezer. Door to the utility.

Utility Room

1.87m x 2.59m (6'1" x 8'5")

Eye and low level units with Belfast sink and space for a washing machine.

Landing

Access to loft space and airing cupboard.

Bedroom One

2.98m x 3.91 (9'9" x 12'9")

Window to front and fitted wardrobes.

Bedroom Two

2.98m x 3.99m (9'9" x 13'1")

Window to front and fitted wardrobes.

Bedroom Three

2.7 x 3.61m (8'10" x 11'10")

Window to front and fitted wardrobes.



Bathroom

1.78m x 2.57m (5'10" x 8'5")

Window to side. Three piece suite comprising: paneled bath with shower over, pedestal hand was basin and low level WC. Fully tiled walls and floor.

Tandem Garage

2.43m x 9.52m (7'11" x 31'2")

Tandem garage, Power and light. Up and over door to front and rear access door.

Outside

FRONT; Black paved driveway.

REAR: Landscaped garden with paved patio area. Laid to lawn with planted borders and mature shrubs and trees.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

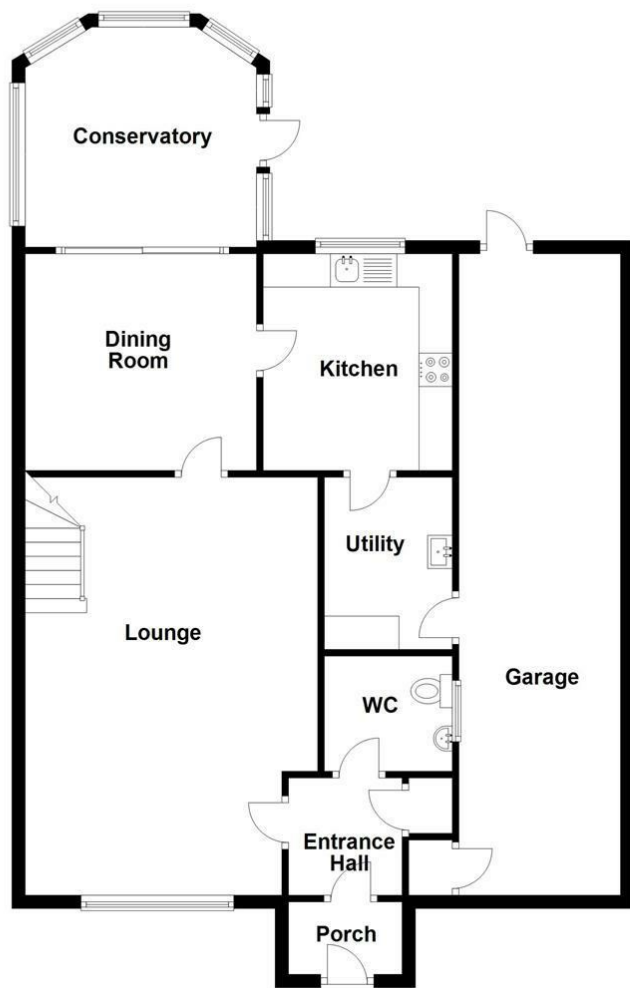
Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

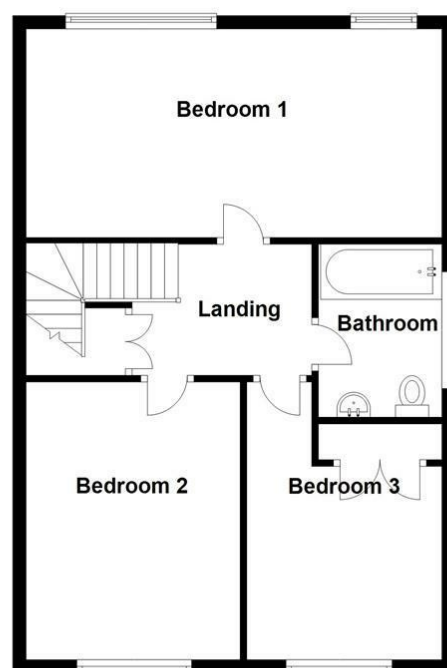
PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



First Floor



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