



233 Balden Road, Birmingham, B32 2ES

Asking Price £450,000

Hadleigh Estate Agents are delighted to offer this substantial four bedroom semi detached property for sale. Located on Balden Road the property offers excellent transport links into Birmingham City Centre and nearby Harborne High Street. A short distance away is the Queen Elizabeth Hospital, University of Birmingham and motorway networks.

The property comprises of driveway parking, entrance porch and hallway, two reception rooms with double doors allowing to open up the rooms. Spacious fitted kitchen, utility room and conservatory.

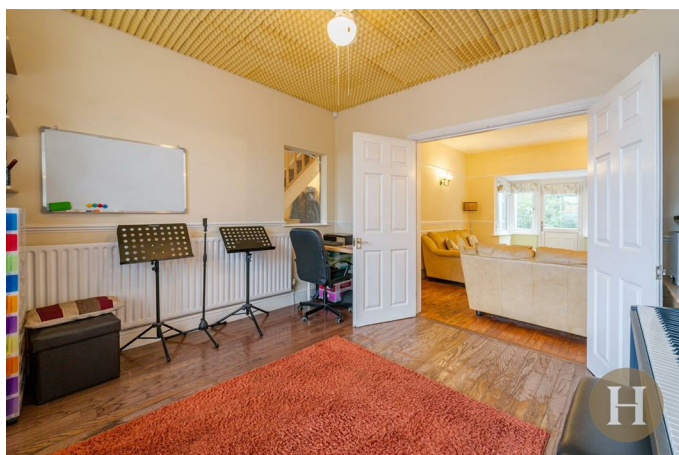
The first floor offers spacious master bedroom, giving access to shower room. A further spacious double bedroom, and an additional two bedrooms linked together. Completing upstairs is a family bathroom. To the rear of the property is a private garden.

Porch/ Hallway



Porch with opaque glazed front door, internal door and meter cupboards. Spacious hallway with wooden bannister, central heating radiator and wall lights.

Reception Room



Bay window to front elevation, central heating radiator and ceiling light point. Double doors to allow through lounge.

Lounge



Spacious lounge with feature fireplace and rear door to the garden. Wall lights, central heating radiator and double doors through to the front reception room.

Kitchen



Modern fitted kitchen boasting a range of base and wall units. Integrated appliances, hob and extractor over. Fitted breakfast bar, central heating radiator, ceiling light points and access to the conservatory.

Utility Room

Convenient utility room with front door access.

Conservatory



Spacious conservatory boasting central heating radiator, wall lights and carpeted flooring. Patio doors lead to the rear garden.

Master Bedroom



Master bedroom with sliding fitted wardrobes, bay

window to front elevation, carpeted flooring and central heating radiator.

Shower Room



Having access from the master bedroom, walk in shower cubicle, low level flush WC and hand wash basin. Tiled walls, opaque window to front elevation, central heating radiator and ceiling light point.

Bedroom Two



Double bedroom with carpeted flooring, window to rear elevation, central heating radiator and ceiling light point.

Bedroom Three



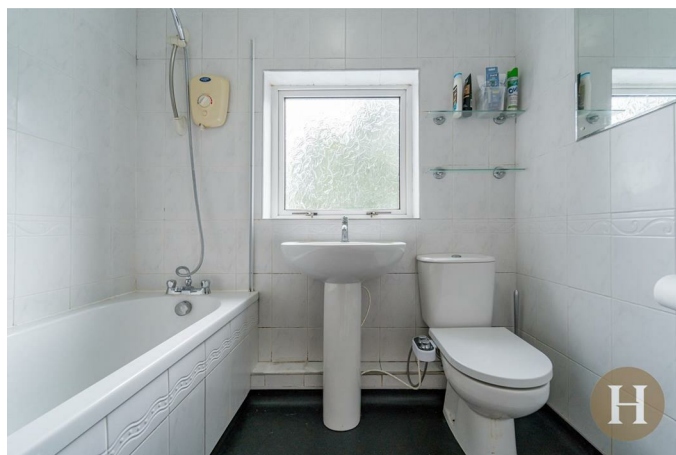
Ceiling spotlights, window to front elevation, central heating radiator and carpeted flooring.

Bedroom Four



Bedroom with window to rear elevation, central heating radiator and ceiling light point.

Bathroom



Bathroom with shower over bath, low level flush WC and hand wash basin. Opaque window to rear elevation, towel radiator and tiled walls.

Garden



Large private rear garden predominantly laid to lawn with a range of mature shrubs and trees.

General Information

We have been advised the following information, however we advise for you to confirm this with your

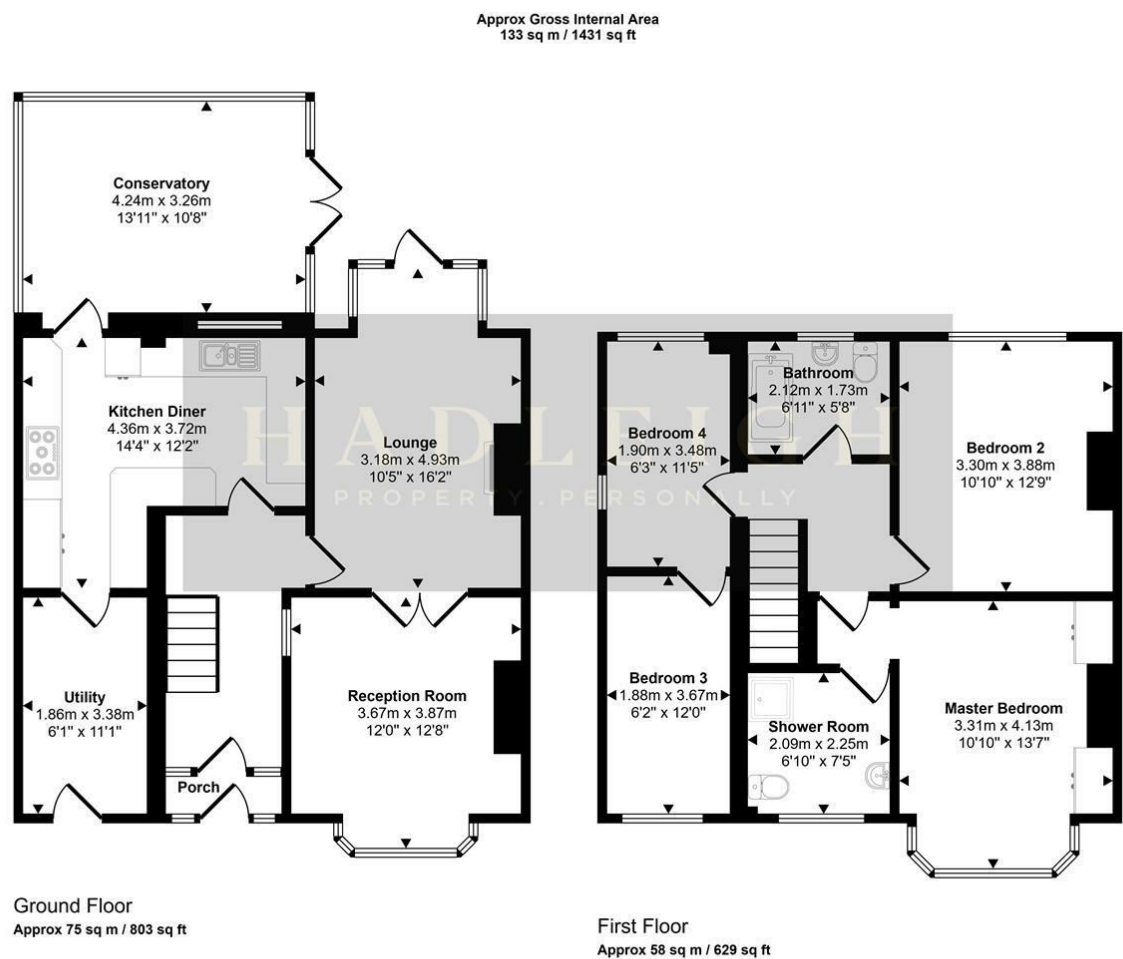
legal representative as Hadleigh Estate Agents
cannot be held accountable.

Tenure - Freehold

EPC – TBC

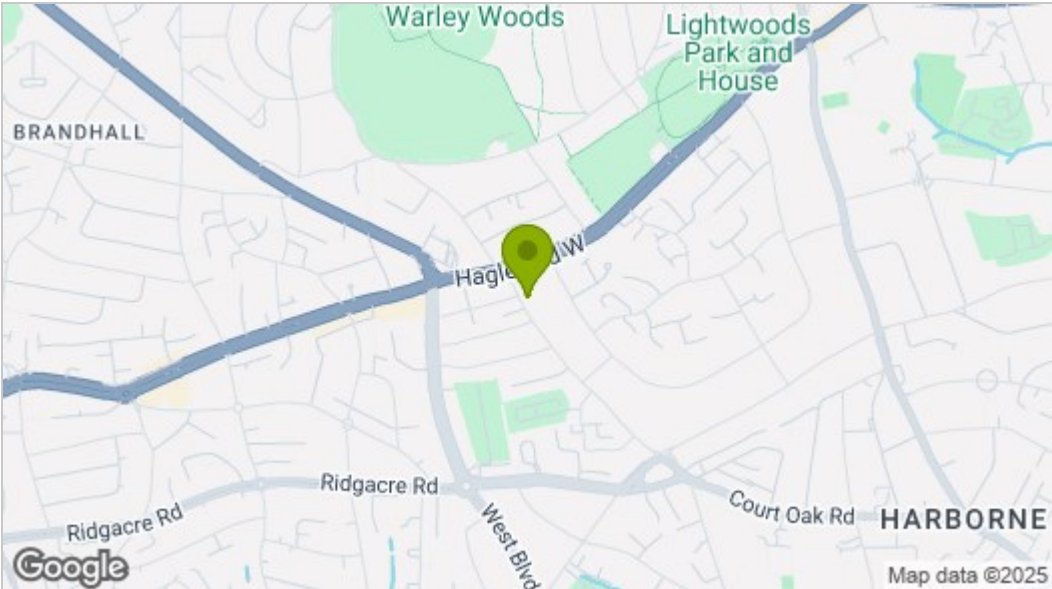
Council Tax Band – D

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

