



Eastwood Road

Balsall Heath

Birmingham

B12 9NB

Asking Price Of **£260,000**

Mid-Terrace House

Three Bedrooms

Two Reception Rooms

Spacious Rear Garden



Property Description

DESCRIPTION A well presented three-bedroom mid-terrace house located on the popular Eastwood Road a stone's throw away from the famous Edgbaston Cricket Ground & Cannon Hill Park. The internal accommodation comprises an entrance hallway leading to a spacious living room and dining room with a kitchen to the rear of the property. There are three bedrooms and a family bathroom on the first floor. To the outside the front of the house is bordered by a brick wall and to the rear there is a large paved yard. The property is suitable for owner-occupiers and investors alike, and is sold with no upward chain.

LOCATION Eastwood Road is a popular residential street in Balsall Heath, located a short distance from the world-famous Edgbaston Cricket ground. The appeal of this location is due to it's quick and easy access to Birmingham City Centre via Pershore Road, whilst being situated set within quiet residential surrounds with Calthorpe & Cannon Hill Parks both within walking distance. Transport links extend further than the city centre, with Moseley, Edgbaston, and Harborne all easily accessible.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band: B

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.



Floor Layout



Total approx. floor area (1131)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.