



MCHUGO  
HOMES

**Balden Road, Harborne B32 2ES**



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## Property Description

Positioned on the ever-popular Balden Road, this beautifully renovated and extended four-bedroom semi-detached residence has been thoughtfully finished to a high specification throughout, creating an exceptional family home that is ready to move straight into. Offered to the market with no upward chain, the property combines stylish contemporary living with generous proportions in a highly convenient Harborne setting. The property is introduced via an enclosed porch and welcoming entrance hallway, leading through to an elegant front reception room, beautifully appointed with a contemporary feature media wall to create a superb space for relaxing and entertaining. To the rear, the home opens into an impressive open-plan kitchen, dining and family room, undoubtedly the heart of the property. Designed with modern lifestyles in mind, this exceptional space offers an extensive range of fitted cabinetry, quality work surfaces and ample room for both dining and informal seating. A second bespoke media wall enhances the living area, whilst bi-fold doors provide a seamless transition onto the rear garden, effortlessly connecting indoor and outdoor living. A practical utility/store room and convenient downstairs WC complete the ground floor accommodation. Upstairs, the property offers four well-proportioned bedrooms, perfectly suited to family life, guest accommodation or home working. Two beautifully appointed bath and shower rooms have been finished to an excellent contemporary standard, complementing the quality found throughout the home. Externally, the property benefits from a generous driveway providing ample off-road parking, whilst the beautifully landscaped rear garden creates a private and tranquil setting. Thoughtfully designed with entertaining and family enjoyment in mind, it offers an attractive combination of patio, lawn and established planting, making it the perfect extension of the living accommodation during the warmer months. Finished to a superb standard throughout and occupying a highly sought-after residential location, this outstanding home presents a rare opportunity to acquire a turnkey family residence with no upward chain.

### Area

Balden Road occupies a convenient and well-connected position on the edge of Harborne, offering an excellent balance between peaceful residential living and superb everyday convenience. Harborne High Street is within easy reach, providing an outstanding selection of independent cafés, award-winning restaurants, boutique shops and everyday amenities, including Waitrose and Marks & Spencer Foodhall, whilst neighbouring Quinton offers a further range of local shopping and leisure facilities. The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all readily accessible, making the location particularly attractive for healthcare professionals and academics. Birmingham city centre is easily reached via excellent road and public transport links, whilst the nearby A456, A38 and motorway network provide convenient access to the M5, M6 and Birmingham International Airport. Families are well served by a number of highly regarded schools across Harborne and Edgbaston, including Our Lady of Fatima Catholic Primary School, Edgbaston High School for Girls, The Priory School, Hallfield School, West House School, The Blue Coat School, St George's School and the prestigious King Edward Foundation Schools. Leisure facilities are plentiful, with Harborne Pool & Fitness Centre, Harborne Golf Club, Queen's Park and Lightwoods Park all close by, providing an excellent range of recreational opportunities and green open spaces.

### Approach

Brick paved driveway, 'Anderson' EV charger, front door to:

### Porch

Recessed downlighters, door in to:

### Entrance Hall

Access to understorey storage, further storage with fuse board and meters, Karndean flooring, radiator, ceiling light point, carpeted stairs to first floor and doors to:

### Living Room

Carpeted, double glazed bay window to front elevation, electric built-in fireplace feature and media wall with shelving, ceiling spotlights, radiator, ceiling coving and power points.

### Open Plan Kitchen/Dining/Sitting Room

Kitchen area features a range of wall and base mounted cabinetry, corian worktops and island which hosts five ring gas hob, inset sink with mixer tap above, integrated appliances of 'Lamona' dishwasher, double oven and fridge with freezer below, Karndean flooring, double glazed window with rear aspect and opening to sitting and dining areas benefiting from three ceiling skylights, double glazed bi-folding doors leading to garden, large selection of recessed ceiling downlighters, power points, two radiators, built-in electric fireplace feature within media wall and shelving and door to utility/store.

### Utility/Store

Double opening doors, 'Baxi' boiler, power points, storage, plumbing for washing machine ceiling, flush light and door into WC.

### WC

Low level WC, contemporary wash hand basin, ceiling light point.

### Landing

Carpeted, two ceiling light points, obscure double glazed window with side aspect, loft hatch with drop down ladder and doors to:

### Bathroom

Refitted, matching suite of bath with shower above including rain shower head and hand held hose above with splash screen, low level WC And wash handbasin within vanity unit, fitted mirror, wall mounted heated towel rail, obscure double glazed window with rear aspect, recessed downlighters and subway tiling to splash back areas.

### Shower Room

Refitted shower room featuring corner shower cubicle with rain shower ahead and adjustable and held hose, wash handbasin within vanity unit, low level WC, wall mounted heated towel rail. recessed ceiling downlighters, obscure double glazed window with rear aspect.

### Bedroom One

Double glazed bay window to front elevation, carpeted, ceiling light point, radiator and power points

### Bedroom Two

Double glazed window to rear elevation, carpeted, ceiling coving, ceiling light point, radiator and power points.

### Bedroom Three

Double glazed window to front elevation, carpeted, ceiling coving, ceiling light point and power points.

### Bedroom Four

Double glazed window with front aspect, ceiling light point, radiator, laminate flooring.

### Garden

Landscaped with a paved patio area, laid to lawn and fences to borders.

### Further Details

Tenure: Freehold, Council Tax Band: D, EPC: C, Calthorpe Estate Charge: £69.68 per annum  
Utility supply, rights and restrictions: Broadband: FTTP, Electricity supply: Mains supply, Sewerage: Mains supply, Water supply: Mains supply  
Other information Construction materials: Brick, Roof material: Tile

### Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.

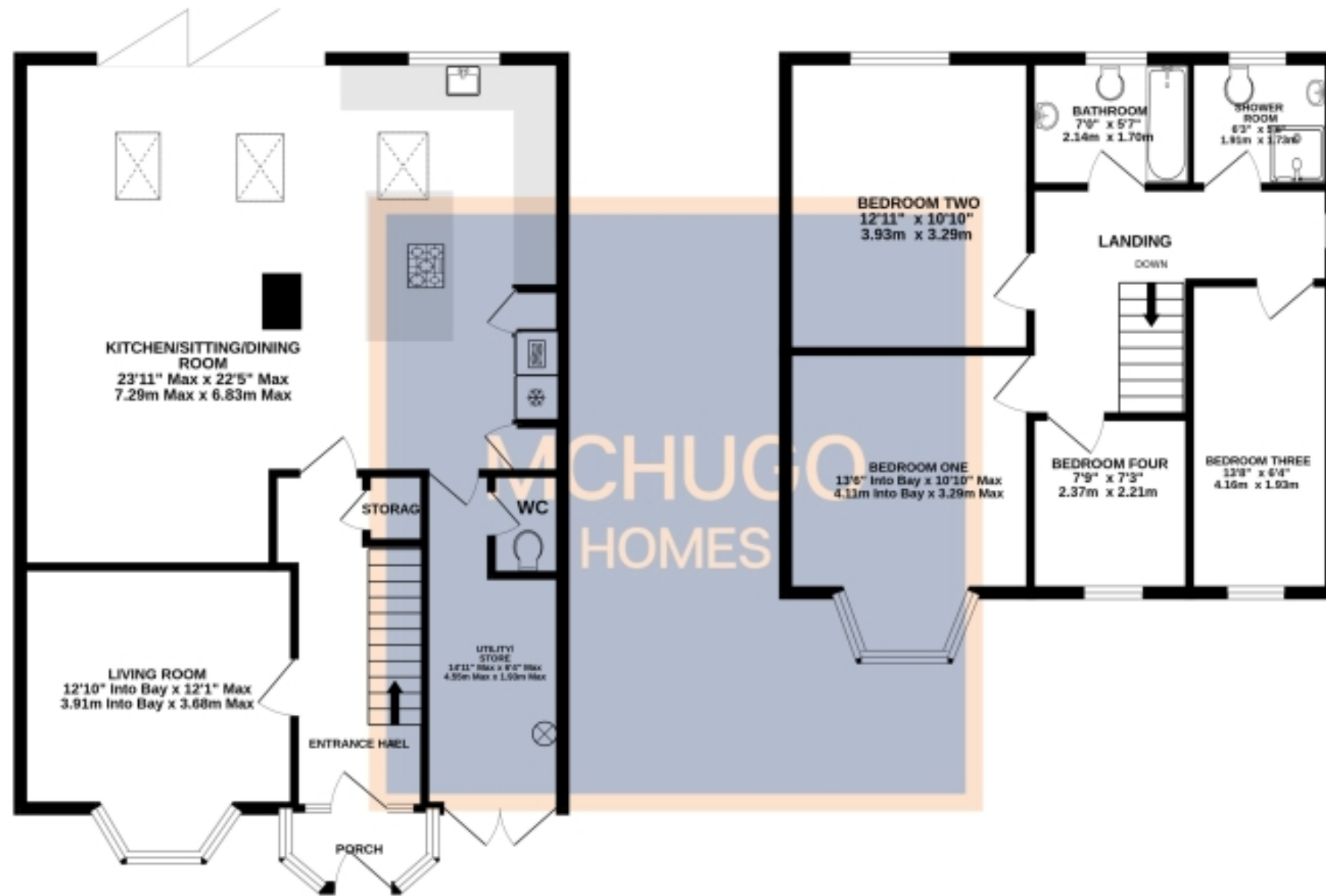






GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Key Features:

- No upward chain
- Semi Detached family home
- Four bedrooms
- Renovated throughout
- Open plan kitchen/Dining/Sitting Room
- Large rear garden
- Downstairs WC
- Refitted Bathroom and Shower Room
- Extended accommodation
- Close to Harborne amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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