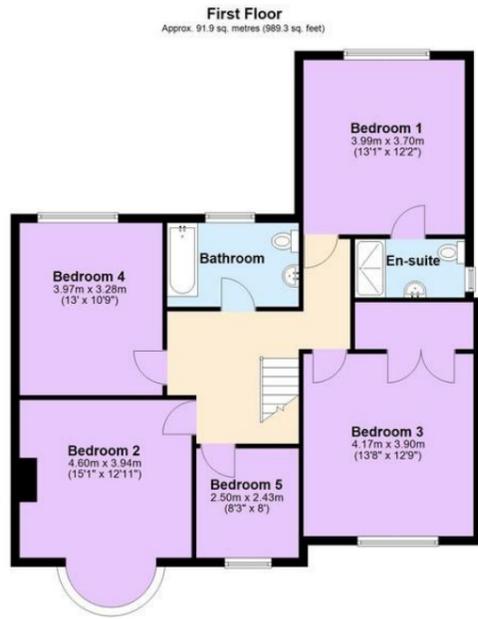
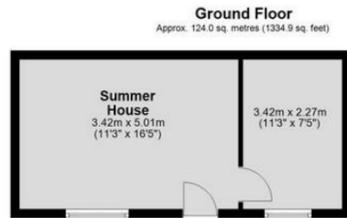




Floor Layout



Total area: approx. 215.9 sq. metres (2324.2 sq. feet)

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.

Total approx. floor area 2,324 sq ft (216 sq m)



Balden Road  
Harborne

Birmingham

B32 2EL

Offers Over **£635,000**

- Large Semi-Detached House
- Five Bedrooms
- Three Bathrooms
- Converted Garage
- Large Garden
- Driveway with Parking for Two Cars
- Council Tax Band: D



**Balden Road,  
Harborne, Birmingham, B32 2EL**  
Offers Over **£635,000**



### Property Description

*DESCRIPTION A bright and spacious five-bedroom semi-detached family home provides well proportioned living spaces with three bathrooms, a living room and separate lounge / dining room, large kitchen, and a garage that has been converted to provide further living space. The property is finished to a high standard throughout and is well suited for modern family living.*

*The internal accommodation comprises a welcoming entrance hallway leading to the main reception rooms, to the front of the house is a comfortable living room with a focal point fireplace. Continuing through the property there is a large lounge / dining room overlooking the rear garden. The kitchen is well designed and practical, with integrated appliances, a breakfast bar, and a generous number of cupboards. There is a ground floor bathroom with basin, wc, and shower which is allocated to an annex bedroom that was formerly the garage, providing a perfect space for guests or multi-generational living. The first floor comprises five well-proportioned bedrooms, one of which is ensuite. There is also a family bathroom featuring a tiled suite with bath/shower, wash basin and wc.*

*To the outside of the property, there is a block paved driveway with space for two cars, bordered by a hedgerow.*

*To the rear of the property is a large lawn garden bordered by flower beds, with a summer house occupying the end of the garden.*

*LOCATION Balden Road is located in a popular residential area between Harborne & Quinton, offering a balance of suburban charm and city convenience. Harborne High Street is easy to get to via Court Oak Road, whilst commuters to Birmingham City Centre can easily access Hagley Road to get into the city directly.*

*There is a wide choice of schools, parks, and leisure facilities all within walking distance, making this property ideal for families of all sizes.*

**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 - D*

*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.*

*Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.*

*Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.*



**To book a viewing  
of this property:**

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0121 4565454

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