



178 Balden Road, Birmingham, B32 2EU

Offers Over £425,000

An extended and well presented semi detached family home, providing a good standard of accommodation throughout with four bedrooms, three reception rooms, en suite to master, integral garage and enclosed rear garden.

EPC RATING D

Location

BALDEN ROAD is a popular location situated between CROFTDOWN ROAD AND HAGLEY ROAD WEST. There are excellent public transport facilities to all surrounding areas and schools for children of all ages. In addition Harborne High Street is readily accessible with its excellent shopping, restaurant and café facilities as is the Queen Elizabeth Medical Complex and University of Birmingham.

Introduction

This extended semi detached residence has been finished to a high standard and viewings are highly recommended. The well maintained accommodation benefits from gas central heating and comprises enclosed porch, reception hall, front living room, rear dining room, guest bathroom, kitchen and snug. At first floor level there are four double bedrooms with en suite shower to master and family bathroom with shower. To complement the property is a front drive, integral garage and delightful rear garden.

Reception Hall

Accessed via enclosed double glazed porch, comprising central heating radiator, storage cupboard, wall lights, pendant ceiling light point and staircase rising to first floor accommodation

Living Room 16'0" x 11'9" (4.88 x 3.58)



Double glazed bay window to front elevation, feature fireplace with surround, laminate flooring, wall lights, ceiling light point, central heating radiator and double doors opening into rear Snug

Snug/Sitting Room 14'0" x 9'9" (4.27 x 2.97)



Double glazed sliding patio doors to rear elevation, laminate flooring, central heating radiator and pendant ceiling light point

Kitchen 15'5" x 7'8" (4.70 x 2.34)



Double glazed window to rear elevation, a range of fitted wall and base units with contrasting work surfaces, single stainless steel sink with drainer, gas hob with extractor hood over, single door oven, integrated fridge and freezer, ceiling spotlights, tiled flooring and tiled splashback

Dining Room 11'5" x 9'4" (3.48 x 2.84)



Double glazed sliding patio doors to rear elevation, laminate flooring, pendant ceiling light point and central heating radiator

Garage with Guest Bathroom 11'6" x 19'5" (3.51 x 5.92)

Accessed from the rear dining room, ceiling light point and parking space for a vehicle. Ideal space to be converted.

Guest Bathroom



Having glazed window to side elevation, low level wc, shower cubicle with shower over, wash hand basin, ceiling light point, central heating radiator and tiled flooring

First Floor Accommodation

Stairs rising from ground floor reception hall to first floor landing with storage cupboard and ceiling light point

Master Bedroom 13'0" x 11'6" (3.96 x 3.51)



Double glazed window to front elevation, fitted wardrobes and cupboards, central heating radiator, ceiling light point laminate flooring and door into en suite shower

En Suite



Double glazed window to side elevation, tiling to walls and floor, central heating radiator, low level wc, shower cubicle with shower over and wash hand basin

Bedroom Two 14'7" x 12'4" (4.45 x 3.76)



Two double glazed windows to front elevation, central heating radiator, laminate flooring and ceiling spotlights

Bedroom Three 14'0" x 10'0" (4.27 x 3.05)



Double glazed window to rear elevation, central heating radiator, laminate flooring and ceiling spotlights

Bedroom Four 11'7" x 8'3" (3.53 x 2.51)



Double glazed window to rear elevation, laminate flooring, central heating radiator and ceiling spotlights

Family Bathroom



Fully tiled bathroom with corner panelled bath, separate shower cubicle with shower over, low level wc, wash hand basin, central heating radiator and double glazed window to rear elevation

Outside



Generous patio area with lawn beyond, fenced perimeter and further seating via rear patio area

General Information

TENURE: The agents are advised that the property is FREEHOLD.

POSSESSION: Vacant possession will be given upon completion of the sale.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

SERVICES: Mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

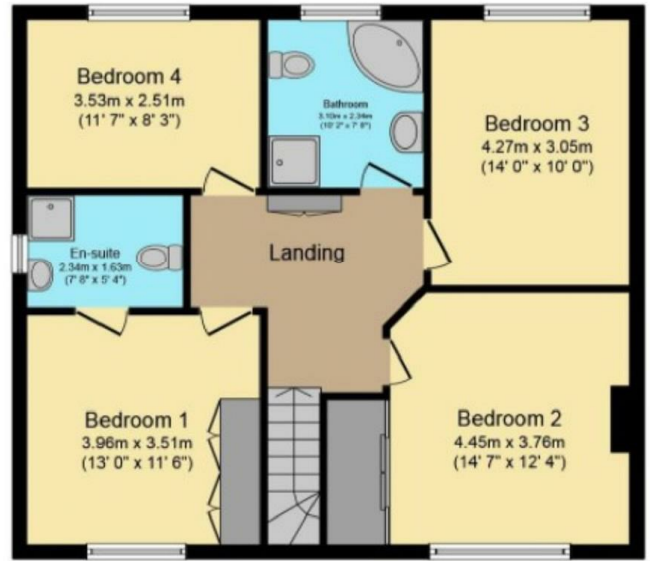
WATER AUTHORITY: Severn Trent Water - 0345 500500

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.

Floor Plan

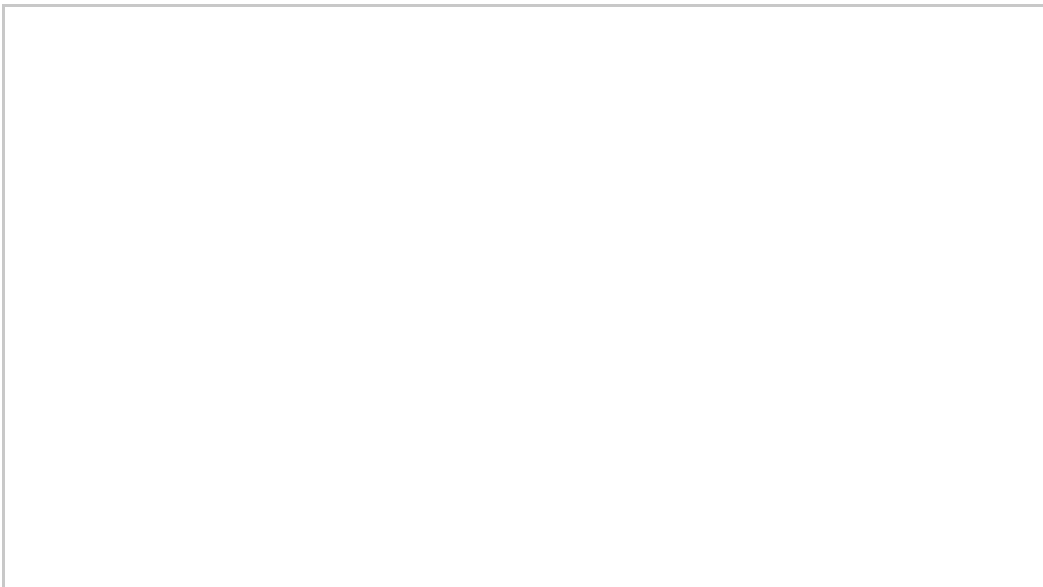


Ground Floor

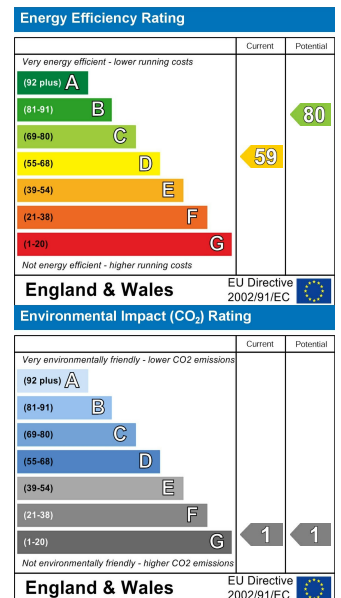


First Floor

Area Map



Energy Efficiency Graph



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