



## Balden Road

Harborne, Birmingham, B32 2EP

£1,200 Per Calendar Month



A superbly presented two bedroom property situated in this popular location on the edge of Harborne Village. Having undergone modernisation and renovation works the property is ideal for a small family or professionals with its excellent access links to Birmingham City Centre and QE Medical Complex. Unfurnished. Available Immediately. EPC Rating - D

The property has a beautifully refitted kitchen complete with oven, gas hob, fridge freezer and washing machine, as you enter the property you are greeted with a welcoming entrance with decorative floor tiles and opening through to the cosy front reception room, there is an excellent open plan dining room alongside the kitchen area which leads through to an additional reception room/conservatory and completed with a downstairs WC. To the upstairs are two spacious bedrooms and a family bathroom, to the outside there are low maintenance front and rear gardens.

The property is perfectly positioned for the immediate access to Harborne Village, renowned for its award winning restaurants, stunning bars and a variety of shopping facilities including Marks and Spencer's and Waitrose. Birmingham City Centre is readily accessible via the Hagley Road with all the shopping, entertainment and leisure facilities as well as transport links to other major cities. The immediate location also provides convenient access to local motorway links.

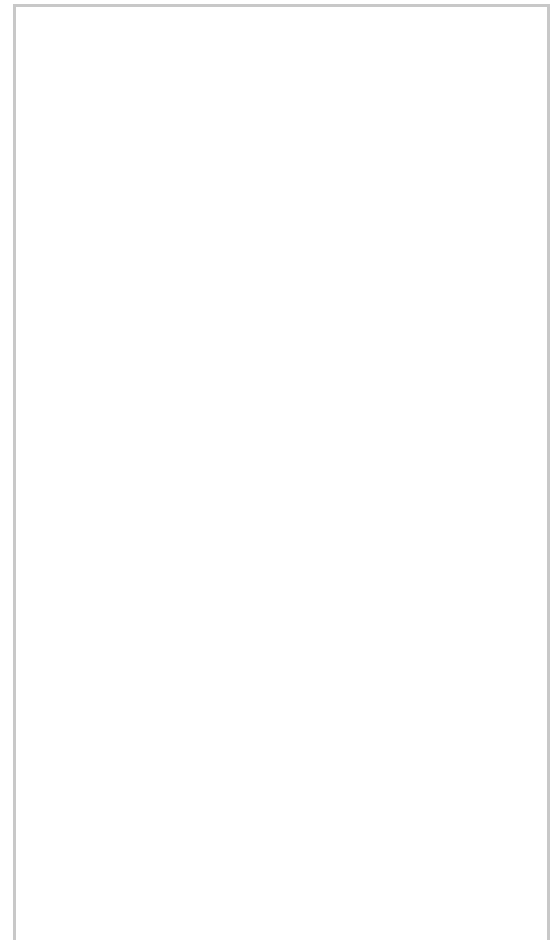


PROPERTY ACCOMMODATION  
 ENTRANCE RECEPTION  
 FRONT RECEPTION ROOM  
 OPEN PLAN KITCHEN DINING ROOM  
 CONSERVATORY/THIRD RECEPTION ROOM  
 DOWNSTAIRS WC  
 REAR GARDEN  
 FIRST FLOOR LANDING  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM

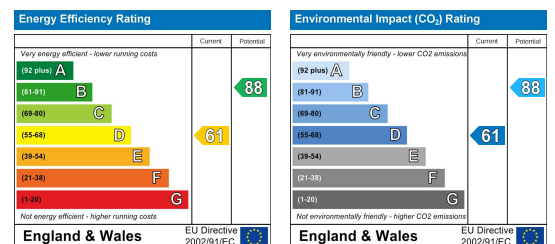
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.