



Balden Road, Harborne, Birmingham, B32 2ET

- Traditional Three Bedroom Semi-Detached Home
- Well Maintained and Just Requires Internal Modernisation
- Excellent Potential for Extension and Off Street Parking Subject to Relevant Planning Permissions
- No Upward Chain
- Desirable Location on the Edge of Harborne, with immediate access to the Hagley Road
- Low Maintenance South Westerly Facing Garden
- Convenient Access to Birmingham City Centre. Harborne and QE Medical Complex
- EPC Rating - D

Offers In The Region Of £285,000



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DESCRIPTION

A deceptively spacious and superbly maintained semi-detached family home situated in this popular location on the edge of Harborne, Quinton area. This three bedroom property does require internal modernisation throughout but equally provides fantastic scope for both extension or off road parking, subject to the relevant planning permissions. Being Sold with No Upward Chain.

The property is predominantly double glazed and includes gas central heating, set back elevated well above street level with a decorative stone fore garden, with steps and a ramp leading to the side access and property entrance.

An entrance porch leads into a spacious hallway, providing staircase to the first floor with some fitted storage and access into two spacious front and rear reception rooms. The front reception includes a lovely large bay window overlooking the property frontage, and at the rear, the reception room provides sliding patio doors into an extended conservatory/garden room that provides access to the rear garden. A large breakfast kitchen provides wall and base level units with complimentary work surfaces and tiled splash-back areas, with an integrated oven and electric hob, and space for all other necessary kitchen appliances, whilst also housing the central heating boiler and providing some under-stairs storage.

The upstairs accommodation includes three very generously sized bedrooms, including two large doubles and a smaller single room, complimented by a partly-tiled bathroom suite which comprises WC, pedestal wash hand basin and large bath with separate electric shower.

The rear garden offers a low maintenance garden with a south westerly aspect, with superbly maintained patio and stone areas and a garden shed, with secure side gated access and a fence boundary.





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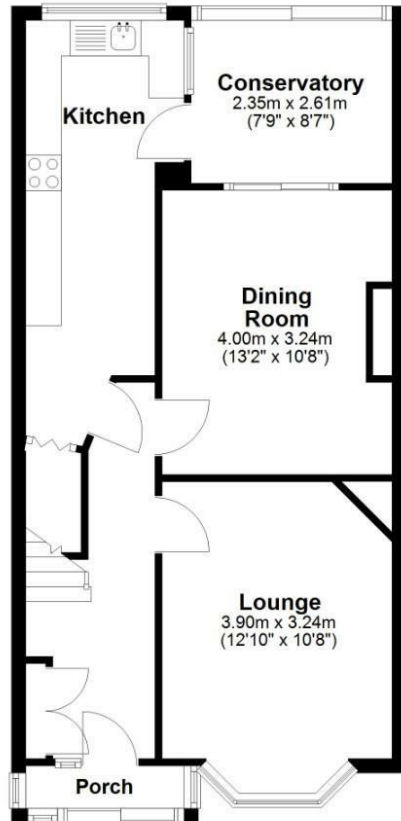
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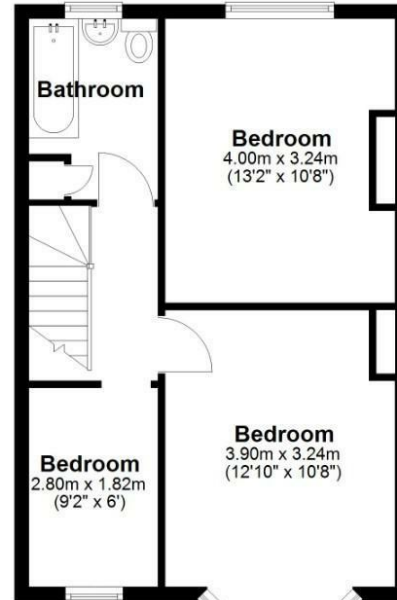
Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

Viewings

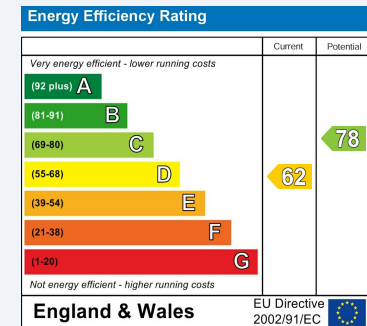
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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