



AP MORGAN

Balden Road, Birmingham
Offers in the Region Of £250,000

Features:

- Investors only, For sale with tenants in-situ
- Traditional mid-terraced house
- Two double bedrooms
- Front reception room with large bay
- Generous sitting/dining room
- Four piece family bathroom
- Generous rear garden
- EPC - D

Description:

For sale with tenants in-situ, this traditional, two bedroom, mid-terraced property offers an excellent investment opportunity. Situated in a great commuter location of Harborne, Birmingham. In brief, the internal layout of the property comprises: Porch, hall with stairs rising to the first floor landing, lounge with bay to front aspect, generous sitting/dining room and a fitted kitchen. Moving upstairs the first floor landing accommodates a sizable bedroom one with large feature window, good sized double bedroom two and a four piece bathroom having bathtub and separate shower cubicle. Outside the property enjoys a deceptively spacious rear garden, offering brick built stores, and low maintenance paved seating areas. The frontage of the property is set back from the road by a walled and gravelled fore-garden. The property is conveniently placed for access to a variety of highly regarded schooling, excellent commuter and public transport links to surrounding areas and into Birmingham city centre, local high street shopping, eateries and leisure facilities, in addition to the neighbouring areas of Bearwood and Oldbury.



Details:

Entrance Porch

Lounge

13' 10" max into bay x 10' 4" max (4.21m x 3.15m)

Sitting/Dining Room

11' 8" x 13' 10" max into recess (3.55m x 4.21m)

Kitchen

7' 7" x 6' 4" (2.31m x 1.93m)

First Floor Landing

Bedroom One

11' 2" x 13' 10" (3.40m x 4.21m) both max

Bedroom Two

11' 8" x 7' 5" (3.55m x 2.26m)

Bathroom

8' 7" x 6' 1" (2.61m x 1.85m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 910 300.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR



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