



**52 PEREIRA ROAD**  
HARBORNE, BIRMINGHAM, B17 9JN

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 52 PEREIRA ROAD

HARBORNE, BIRMINGHAM, B17 9JN

£740,000

Robert  Powell  
RESIDENTIAL SALES & LETTINGS

A well-appointed four-bedroom semi-detached family home, tastefully modernised, and extended by the current owners, and now extending to some 1,893 sq. ft. (176 sq. m.), whilst benefitting from a most sought after residential location within Harborne.

## Location

The house is located on the ever popular Pereira Road, in a most convenient and desirable residential location, extremely well placed for access to local amenities within both Harborne and Edgbaston. Central Birmingham lies only some 3 miles to the east, whilst access to the Midlands motorway network can be easily found via junction 3 of the M5 which is less than 4 miles away, or via junction 6 of the M6 which is approximately 6 miles distant.

Harborne High Street is located less than a mile away and offers a range of shops with a Marks and Spencer Food Hall, Waitrose, as well as a chemists, newsagents, in addition to brasseries, restaurants and coffee shops.

## Description

52 Pereira Road is an attractive semi-detached family home of traditional brick construction predominantly set beneath a pitched tiled roof. The beautifully appointed and well laid out living space is set over 2 levels and extends in all to some 1,893 sq. ft. (176 sq. m.). The property has been much improved, extended and tastefully modernised by the current owners and now provides a wonderful family residence finished to an excellent level of specification throughout.

Features of note include a superb open plan fitted breakfast kitchen/family room with underfloor heating and bi fold doors opening out onto the rear west facing terrace,









double glazed windows, high quality door locks and alarm system (with IPR pet friendly sensors), a modern bathroom suite (with underfloor heating) and two generous size open plan reception rooms, proving a layout ideally suited for modern day living. Central heating is gas fired.

### The Accommodation

#### On the Ground Floor

A part front door opens into an entrance vestibule, with a quarry tiled floor and further glazed oak inner door continuing into the open plan reception hall/sitting room. This superb front sitting room has a delightful bay window to the front aspect and a feature marble fireplace inset with a coal effect gas fire.

The sitting room opens directly into the rear dining room with bi fold doors opening out onto the west facing rear terrace and additional light provided by two rooflights. The superb open plan breakfast kitchen/family room is perfectly suited for modern everyday living with a tiled floor (benefitting from underfloor heating) and bi fold doors opening out onto the rear There is an area suitable as a television/sitting area whilst the main kitchen area has a central island /breakfast bar with black granite worktop and circular sink unit with a mixer tap. Other built in appliances include an integrated Bosch dishwasher, Falcon range cooker and a large American style fridge/freezer. There are a range of base and wall mounted units, dresser unit, deep granite work tops, further one and a half single bowl sink unit with an integral drainer and mixer tap, in addition to two carousel pantry cupboards flanking the fridge freezer.

A utility/laundry room off the kitchen, has plumbing and space for a washing machine and dryer, fitted cupboards, sink with mixer tap tiled floor and door to the secure side access. There is also a wet room/cloakroom and a useful study/office off the kitchen.









### On the First Floor

From the reception hall a staircase continues up to the first floor landing, with doors leading off to the principal bedroom accommodation. There are four double bedrooms (3 with fitted wardrobes), as well as a generous size modern family bathroom (with underfloor heating), a panelled jacuzzi bath, large walk in glazed shower cubicle, WC, and wash hand basin in a vanity unit with mirrored cabinet over and additional display/storage cupboards and shelving.

### Outside

The deep-set front drive provides ample off road parking for several cars with feature raised beds and access to the garage/store. Useful secure side access leads to the rear and joins to an extensive flagstone seating terrace. This area can also be accessed from the dining room and the bi fold doors opening out from the breakfast kitchen/family room.

The delightful, landscaped gardens are situated mainly to the rear of the property and enjoy a private west facing aspect. The well planted tiered gardens have steps and pathways leading up to a level area of lawn, a garden shed and greenhouse to the far end.

### General Information

**Tenure:** The property is understood to be freehold. The agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

**Council Tax:** Band E

Published July 2025

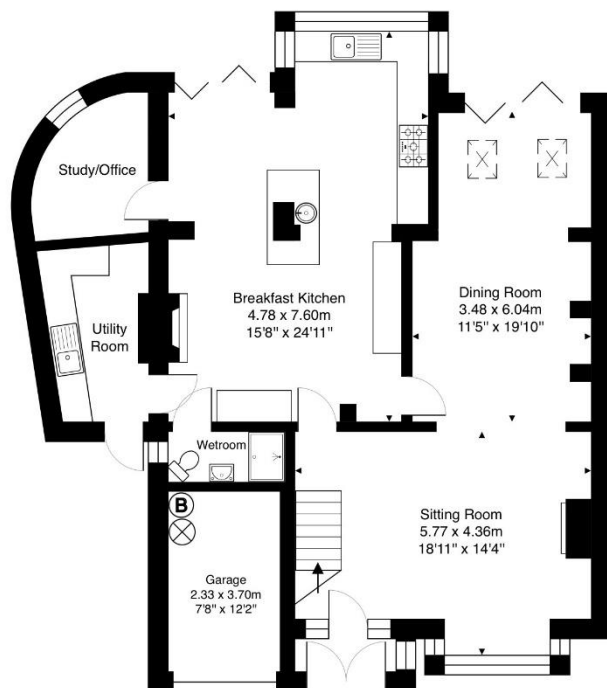




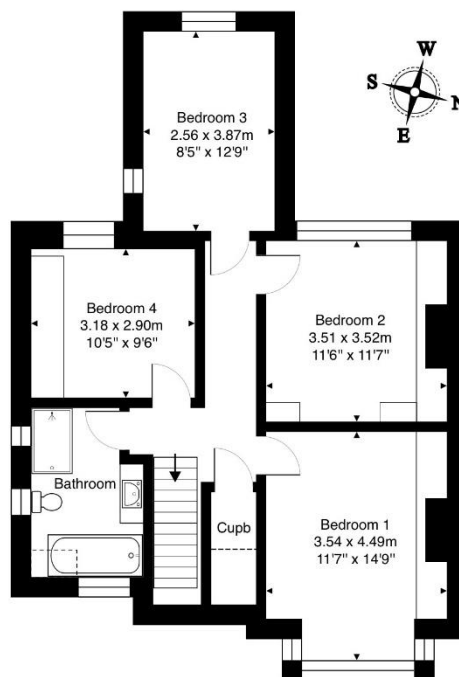




**Ground Floor**  
Area: approx 107.3 m<sup>2</sup> ... 1155 ft<sup>2</sup>



**First Floor**  
Area: approx 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup>



52 Pereira Road, Harborne, Birmingham, B17 9JN.

Total Area: approx 175.8 m<sup>2</sup> ... 1893 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

7 Church Road, Edgbaston, B15 3SH

Tel: 0121 454 6930

Fax: 0121 454 3676

Email: sales@robertpowell.co.uk

www.robertpowell.co.uk

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale

