



205 Pershore Road

Edgbaston, Birmingham, B5 7PF

Offers Over £450,000



****SUPERB SEMI-DETACHED FIVE BEDROOM HOME IN THIS PRIME LOCATION!!**** Well presented three-bedroom home perfectly located just on the Pershore Road offering excellent access to all of the nearby points of interest including; Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital, Birmingham University and the shopping facilities offered by nearby Moseley, Harborne and the City Centre. In brief the spacious and flexible accommodation consists of: front driveway for space for multiple cars, hallway, front reception room, converted garage that is now utilised as a storage room and further reception room, kitchen/diner, utility room and downstairs WC, rear reception room and lovely rear garden. To the first floor there are five bedrooms and family bathroom. The property further benefits from double glazing and central heating. EPC (Energy Performance Certificate) C. To book your viewing of this lovely home please call our Moseley office.



Approach

The property is approached via a front driveway with space for up to four cars and further side lawn turfed area with decorative trees and shrubs to frontage and pathway leading to a front entrance door with single glazed opaque window and accompanying side windows opening into:

Hallway

With ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage and doors opening into:

Reception Room One

10'7" x 17'3" into bay (3.25 x 5.28 into bay)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point and serving hatch to kitchen.

Kitchen/Diner

13'10" x 16'10" max x 10'7" min (4.23 x 5.15 max x 3.24 min)
With wall and base units with wooden effect work surfaces over incorporating stainless steel one and a half bowl sink and drainer with hot and cold mixer tap, Neff electric hob with extractor over, Bosch cooker, space for microwave, breakfast area with seating, ceiling light point, ceiling strip lights, space for dishwasher, space for fridge freezer, double glazed window with accompanying door giving views and access to the rear garden, ceiling light point, lino to flooring and single glazed door opening into:

Inner Lobby Area

6'7" x 4'3" (2.01 x 1.32)

With double glazed opaque window with an

accompanying double glazed door to the side access, space for fridge freezer, lino to flooring and door opening into:

Ground Floor WC/Utility

4'11" x 6'3" (1.51 x 1.93)

With low flush WC, wall mounted sink with two taps over, lino to flooring, space for washing machine, wall mounted Zanussi combination boiler, opaque double glazed window to the side aspect, central heating radiator and ceiling light point.

Reception Room Two

12'1" x 15'2" (3.69 x 4.64)

With double glazed patio doors giving access and views to the rear garden, ceiling light point, central heating radiator and glazed window to the side aspect.

Reception Room Three

7'10" x 14'1" (2.39 x 4.30)

With ceiling strip light, single glazed opaque window to the side aspect and central heating radiator.

Storage Room

4'7" x 8'0" (1.42 x 2.44)

Providing useful storage space and ceiling light point.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with two ceiling light point, double glazed window to the rear aspect and doors opening into:

Bedroom One

17'4" into bay window x 10'7" (5.29 into bay window x 3.24)

With double glazed bay window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

10'7" x 13'5" (3.25 x 4.09)

With central heating radiator, ceiling light point, built-in wardrobes providing useful storage, wall mounted sink with two taps over and double glazed window to the rear aspect.

Bedroom Three

7'10" x 10'7" (2.41 x 3.25)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Four

7'10" x 10'7" (2.41 x 3.25)

With ceiling light point, central heating radiator and double glazed window to the front aspect.

Bedroom Five

5'0" x 7'9" (1.54 x 2.37)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bathroom

5'9" x 9'8" (1.77 x 2.96)

With a four piece bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with mixer tap over, walk-in shower cubicle with shower over, wall mounted extractor, ceiling light point, opaque single glazed window to the side aspect, double glazed opaque window to the rear aspect, central heating radiator, tiled surround and loft access point (not inspected).

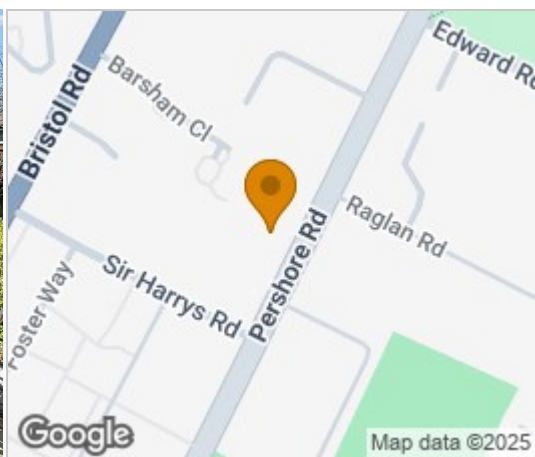
Rear Garden

With a paved patio area leading to lawn turfed area with decorative trees and shrubs to borders, trees to the rear of the garden, front to rear access and finished with brick and fencing to borders.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 205 Pershore Road, Edgbaston, Birmingham, B5 7PF is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative.





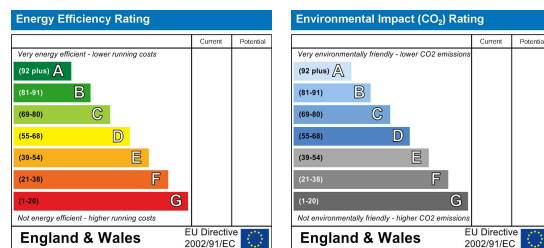
Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.