



**Peak House Road, BIRMINGHAM B43 7SA**

**welcome to**

## **Peak House Road, BIRMINGHAM**

Spacious four-bedroom semi-detached home on Peak House Road, Great Barr, featuring a lounge, modern kitchen, utility room, ground-floor bedroom with en-suite, master en-suite, family bathroom, guest WC, rear garden, and driveway. Ideal for family living in a sought-after location.

### **Agent Note**

Council Tax Band C

### **Lounge**

23' 4" into bay x 15' 9" max ( 7.11m into bay x 4.80m max )

Double glazed bay window to the front of the property, gas fire, carpeted, two ceiling light points, open to dining area single glazed window to the rear into the kitchen, open lounge diner, radiator

### **Kitchen**

18' 9" x 7' 9" ( 5.71m x 2.36m )

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, sink and drain, ceiling light point, integrated fridge, radiator

### **Utility Room**

Double glazed window to the rear, wall mounted boiler, ceiling light point, space for washing machine, dryer, fridge/freezer

### **Landing**

loft access, insulated loft, ceiling light point, carpeted

### **Bedroom One**

12' 5" x 8' 7" MAX ( 3.78m x 2.62m MAX )

Double glazed window to the rear of the property, carpeted, two ceiling light points, radiator

### **Ensuite**

Double glazed window to the front of the property, shower, sink, radiator, WC, ceiling light point

### **Bedroom Two**

15' 8" MAX x 8' 11" ( 4.78m MAX x 2.72m )

Two double glazed windows to the front of the

property, laminate flooring, radiator, ceiling light point, fitted wardrobes.

### **Bedroom Three**

10' 11" x 7' 11" ( 3.33m x 2.41m )

Double glazed window to the rear of the property, carpeted, ceiling light point, radiator

### **Bathroom**

Double glazed window to the rear of the property, sink and vanity unit, corner bath, WC, spot lights, heated towel rail

### **Ground Floor Bedroom**

15' 10" x 6' 4" ( 4.83m x 1.93m )

Single glazed french doors to the front of the property, tiled flooring, radiator , two ceiling light points,

### **Ensuite**

Ensuite off bedroom, bath with over shower, sink and vanity, heated towel rail, ceiling light point

### **Guest Wc**

Guest WC under the stairs

### **Rear Garden**

Slabbed area wooden shed, private garden







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welcome to

## Peak House Road, BIRMINGHAM

- FOUR BEDROOM
- FREEHOLD
- TWO BATHROOMS
- ENSUITE BATHROOM
- FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£365,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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