



Pear Tree Drive, Birmingham B43 6HR

welcome to

Pear Tree Drive, Birmingham

Spacious four-bedroom, four-bathroom detached dorma bungalow on Pear Tree Drive, Great Barr. Features an in-and-out driveway, large private garden, integral garage, and an expansive reception room. Two en-suites and huge potential throughout.

Agent Note

Council Tax Band F

Approach

Blockpaved in/out drive, ample parking.

Entrance Porch

Double glazed porch, UPVC door

Entrance Hall

Carpeted, two radiators, spot lights

Lounge

24' x 16' 1" (7.32m x 4.90m)

Double glazed sliding doors to the rear of the property, carpeted, two ceiling light points, two radiators, extended lounge

Dining Room

11' 3" x 9' 11" (3.43m x 3.02m)

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

Reception Room Three

14' 2" into bay x 12' 5" (4.32m into bay x 3.78m)

Double glazed bay window to the rear of the property, radiator, carpeted, ceiling light point, versatile room can be used as bedroom five

Kitchen

14' 3" x 11' 9" (4.34m x 3.58m)

Double glazed bay window to the rear of the property, double glazed window to the side, a range of wall and base units with a roll top work surface, small kitchen island, space for washing machine, free standing oven and gas hob, wall mounted boiler, sink and drainer, vinyl flooring, wall mounted boiler, spot lights

Shower Room

Double glazed window to the side of the property, showers, WC, sink, radiator, ceiling light point

Landing

12' 6" x 12' (3.81m x 3.66m)

Open sitting area in landing, two double glazed windows to the front of the property, carpeted, radiator, spot lights, ceiling light point

Bedroom One

17' 9" x 15' 11" (5.41m x 4.85m)

Double glazed french doors to the rear of the property on to balcony, carpeted, two ceiling light points, radiator

Ensuite

Shower, WC, sink, ceiling light point

Bedroom Two

17' upto wardrobe x 9' 3" (5.18m upto wardrobe x 2.82m)

Double glazed rear window, laminate flooring, two ceiling light points, walk in wardrobe, radiator

Ensuite

Shower, sink, WC, spot lights

Bedroom Three

12' 6" x 11' 10" (3.81m x 3.61m)

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

Bedroom Four

12' 2" x 11' 11" (3.71m x 3.63m)

Ground floor bedroom, double glazed window to the front of the property, radiator, ceiling light point, laminate flooring, fitted wardrobes





Bathroom

Shower with jets, corner bath with jets, WC, sink, bidet, heated towel rail, ceiling light point, tiled flooring and walls, double glazed window to the side of the property

Rear Garden

Large private mature garden, block paved area, lawn area, shrubbery and trees

Integral Garage

15' 11" x 9' 5" (4.85m x 2.87m)

Double glazed window to the side of the property, two ceiling light points



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Pear Tree Drive, Birmingham

- FOUR BEDROOMS
- FOUR BATHROOMS
- LARGE DRIVEWAY
- GARAGE
- LARGE REAR GARDEN

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

offers in excess of

£625,000



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

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Property Ref:
GRB109917 - 0004

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