



Peverell Drive, Birmingham B28 9DG

welcome to

Peverell Drive, Birmingham

A deceptively spacious and neatly presented three bedroom detached property, nestled in a cul-de-sac in the popular area of Hall Green. The property is offered CHAIN FREE and is in close proximity to local amenities such as schools, shops, eateries and transport links.

Agent Note

The Council Tax Band is C.

Entrance Porch

Double glazed door to front. Double glazed windows to front and side.

Entrance Hall

Obscure double glazed door to front and obscure double glazed window to front. Central heating radiator.

Guest Wc

Obscure single glazed window to side. Low level toilet, wall mounted hand wash basin and heated towel rail. Access to boiler.

Lounge

12' 11" excluding arch x 11' 11" excluding arch (3.94m excluding arch x 3.63m excluding arch)
Double glazed window to rear and two double glazed windows to side. Central heating radiator.

Dining Room

11' 5" x 8' 8" (3.48m x 2.64m)
Double glazed window to front. Central heating radiator.

Kitchen

11' 10" plus door recess x 8' 8" (3.61m plus door recess x 2.64m)
Double glazed window to rear and obscure double glazed door to rear. A range of wall and base units with sink and drainer. Integrated oven, gas hob with splashback. Space for free standing appliances (washing machine & fridge-freezer). Tiling to splash prone areas and central heating radiator.

Conervatory

9' 6" x 8' 11" (2.90m x 2.72m)

Double glazed window to side and rear. Double glazed door to rear. Central heating radiator.

Landing

Obscure double glazed window to side. Central heating radiator and access to loft.

Bedroom One

13' 5" x 11' 10" (4.09m x 3.61m)
Double glazed window to rear. Central heating radiator.

Bedroom Two

11' 4" x 10' 3" (3.45m x 3.12m)
Double glazed window to front. Central heating radiator.

Bedroom Three

11' 10" x 8' 2" (3.61m x 2.49m)
Double glazed window to rear. Central heating radiator.

Bathroom

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal, shower cubicle and bath with wall mounted electric shower over. Tiling to splash prone areas and central heating radiator.

Front Garden

Laid lawn with step ascending to enclosed porch.

Rear Garden

Patio area with laid lawn. Flower beds with an array of plants, shrubs, bushes and trees. Side gate access.

Garage

(Not measured, please ensure it meets your



requirements). Door to front. Single glazed window to side and single glazed door to side.

Parking
Off road parking.



view this property online shipways.co.uk/Property/SLY110875



welcome to

Peverell Drive, Birmingham

- CHAIN FREE
- THREE BEDROOM DETACHED
- LOUNGE / DINING ROOM
- KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

offers over

£350,000



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

view this property online shipways.co.uk/Property/SLY110875



Property Ref:
SLY110875 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


shipways



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk