



48 Pereira Road, Birmingham, B17 9JN

£710,000

Hadleigh Estates are pleased to present this stunning three bedroom detached family home located on the ever popular PEREIRA ROAD. Approached from either Gillhurst Road or Margaret Grove, PEREIRA ROAD is a sought after location in Harborne on the edge of the historic Moorpool Estate which boasts tennis courts, an outdoor bowling green and a fishing pool. Harborne Village has an outstanding High Street with a range of excellent shops, cafés and restaurants.

Birmingham City Centre is readily accessible, whilst the Queen Elizabeth Medical Complex, The University of Birmingham's Edgbaston campus and University railway station are within walking distance. There are also excellent schools for children of all ages.

Situated away from the road on a tarmac driveway, the property briefly comprises an enclosed porch, entrance hallway, front lounge, rear extension, fully-fitted extended kitchen, utility and downstairs WC. The first floor accommodation provides three bedrooms and a family bathroom. There is a mature, south-facing, large landscaped garden to the rear with a fantastic garden office. To the front there is a single garage with the driveway providing parking multiple vehicles.

Entrance Hall



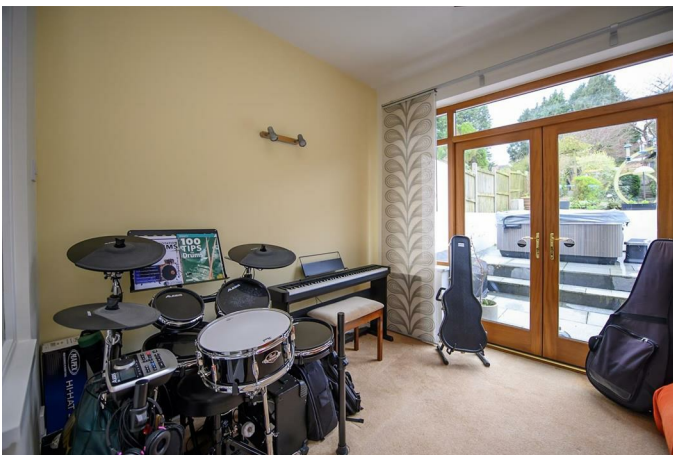
Entrance hall with staircase rising to first floor accommodation, carpeted flooring, ceiling light point, radiator, doors leading to two lounge and kitchen.

Lounge



Double glazed bay window to front elevation, carpeted throughout, radiator and gas fire place.

Music Room



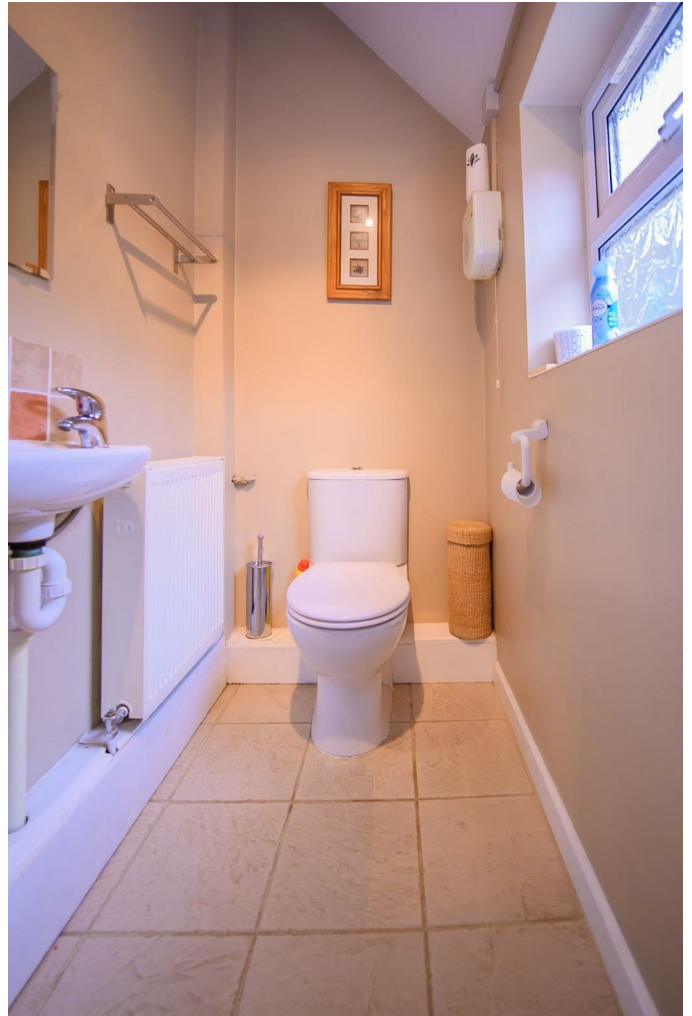
Double glazed French doors leading to garden, carpeted throughout, radiator and wall mounted light points.

Kitchen



A high specification spacious extended fully fitted kitchen with double glazed bi-folding doors to rear elevation, full range of integrated kitchen appliances including, microwave oven, oven with extractor above and dishwasher.

Downstairs W.C



Double glazed window to side elevation, wall mounted wash hand basin, Low flush w.c, radiator and extractor fan.

Bedroom One



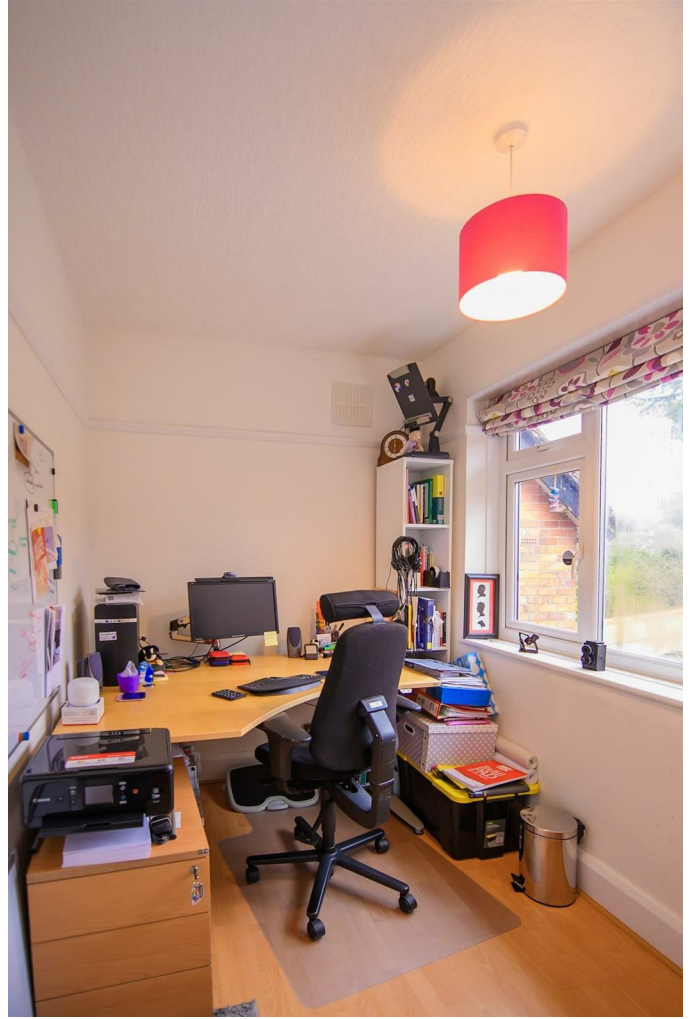
Double glazed window to front elevation, built in wardrobes, ceiling light point, radiator and laminate flooring.

Bedroom Two



Double glazed window to south-facing rear elevation, built in wardrobes, ceiling light point, radiator and carpeted throughout

Bedroom Three



Double glazed window to south-facing rear elevation, ceiling light point, radiator and laminate flooring.

Bathroom



Double glazed window to side elevation, tiled flooring, hand wash basin with storage under, chrome towel rail, paneled bath, walk in shower cubicle , extractor fan and ceiling light points

Garden Office 23'11" x 9'6" (7.3m x 2.9m)



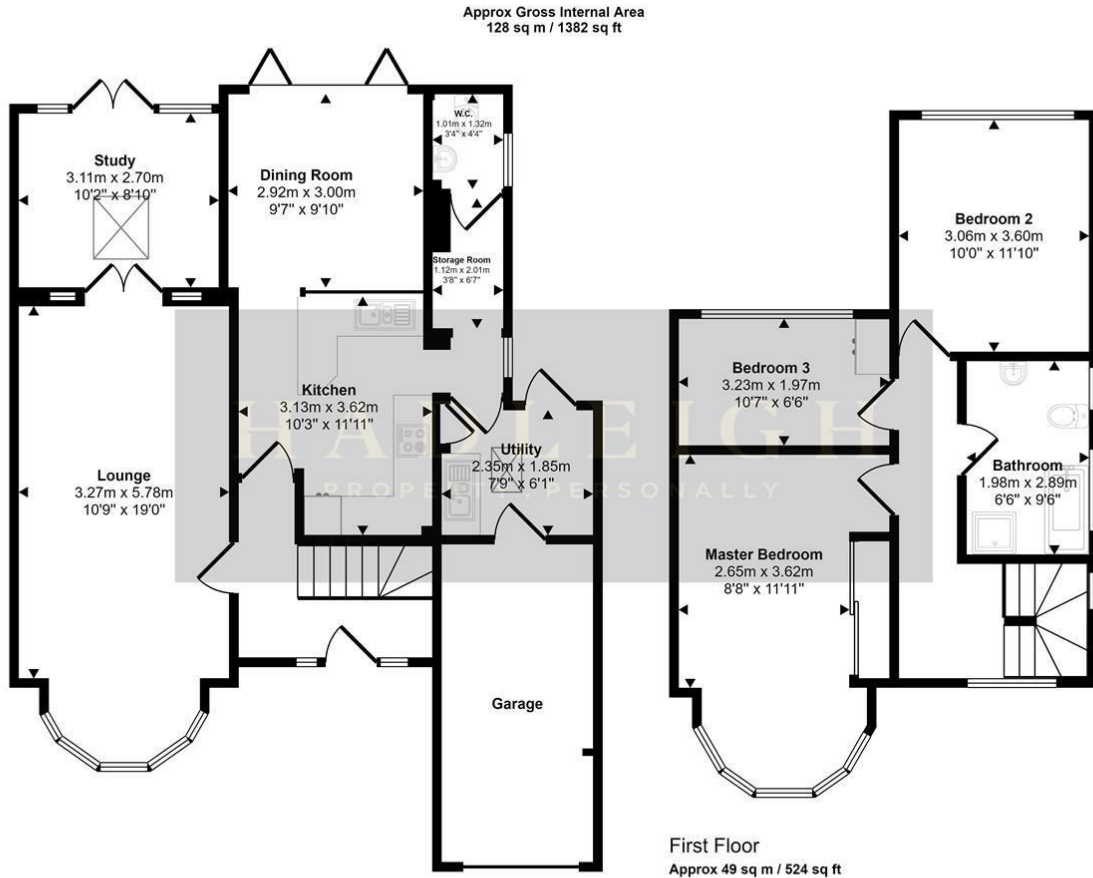
Double glazed window throughout, laminate flooring, security alarm, electric power points, wifi, and ceiling light points.

Garden



South facing aspect, stone patio with steps leading to a four tier lawn with mature shrub beds, metal garden shed and outside tap. Fences and hedges to boundaries, access to garage.

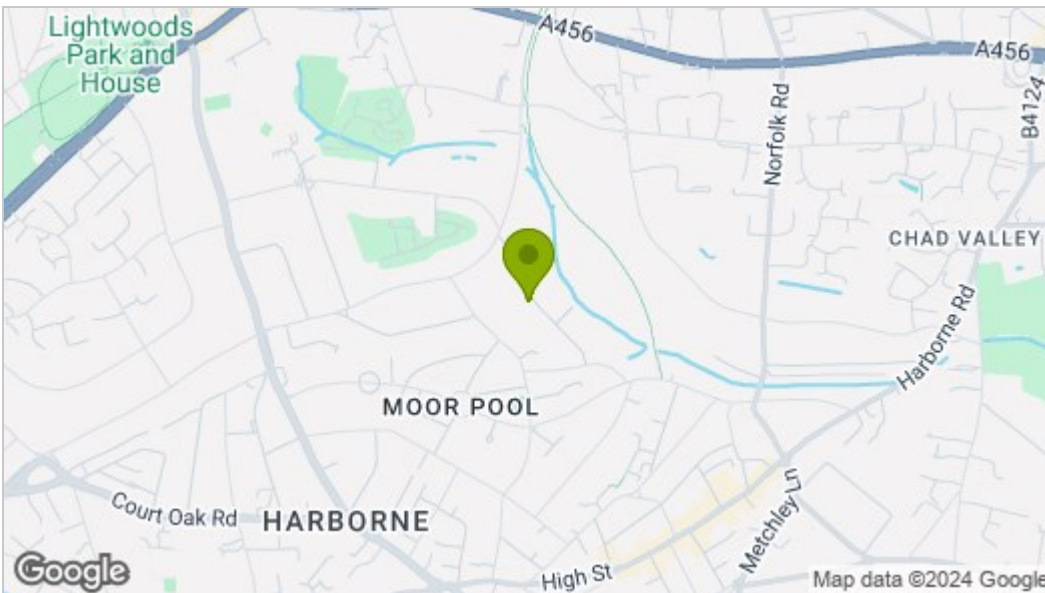
Floor Plan



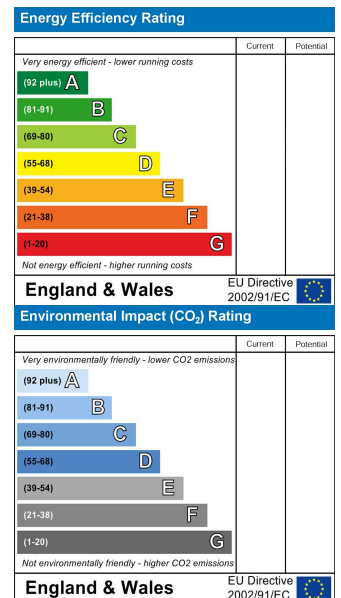
Ground Floor
Approx 80 sq m / 858 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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.