27 Pereira Road, Birmingham, B17 9JG

£575,000

NO UPWARD CHAIN - FOUR BEDROOMS - LARGE MATURE GARDEN

Hadleigh Estate Agents are delighted to offer this four bedroom semi detached property for sale. Situated on the ever popular Pereira Road the property is within easy reach to Harborne High Street. Offering an abundance of bars, shops and restaurants. Including excellent transport links into Birmingham City Centre.

The property comprises, entrance porch, hallway and downstairs WC. Two spacious reception rooms, additional conservatory - lean to, fitted kitchen, workshop and single garage.

Upstairs the property benefits from being extended over the garage allowing for a further bedroom. Two double bedrooms, single bedroom and family bathroom.
To the rear of the property is a large private, mature garden. The property further benefits from driveway parking.
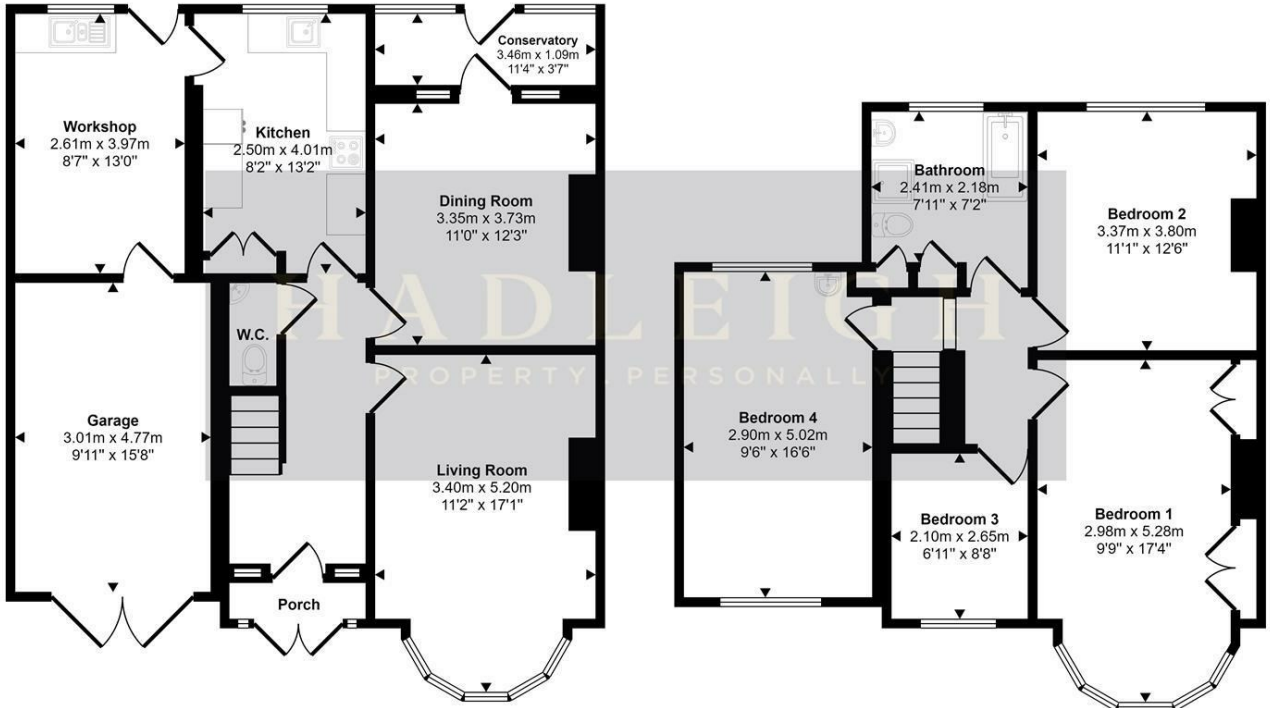
Call Hadleigh Estate Agents today to arrange your viewing.

We have been advised that the property is freehold and the council tax band is F.

Please note the above information will need to be verified by your solicitor and Hadleigh Estate Agents cannot be held accountable.

Floor Plan
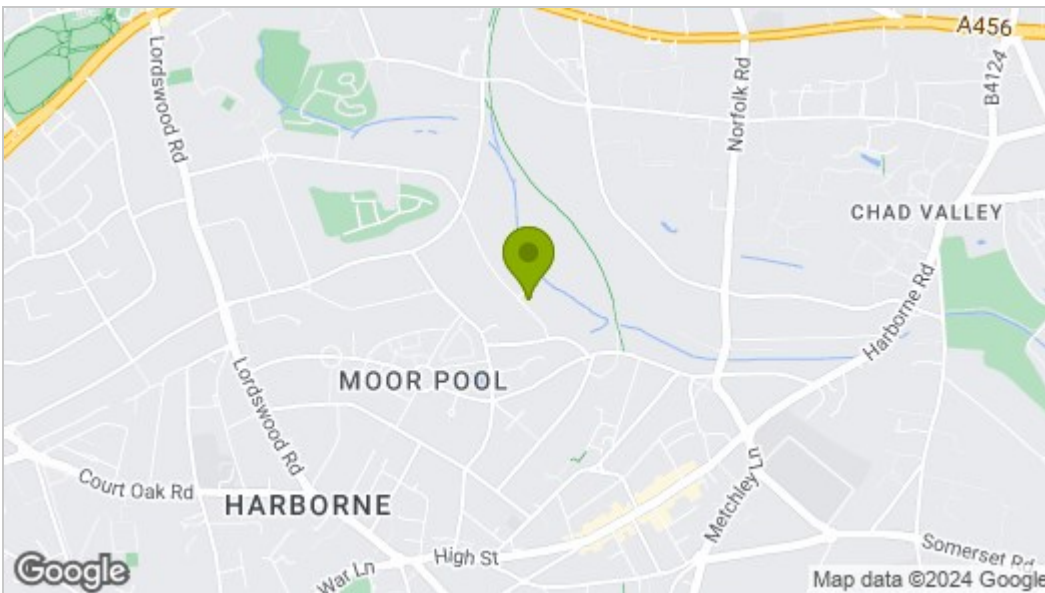
Approx Gross Internal Area
148 sq m / 1595 sq ft

Workshop
2.61m x 3.97m
8'7" x 13'0"

Kitchen
2.50m x 4.01m
8'2" x 13'2"

Conservatory
3.46m x 1.09m
11'4" x 3'7"

Dining Room
3.35m x 3.73m
11'0" x 12'3"

Bathroom
2.41m x 2.18m
7'11" x 7'2"

Bedroom 2
3.37m x 3.80m
11'1" x 12'6"

W.C.

Garage
3.01m x 4.77m
9'11" x 15'8"

Bedroom 4
2.90m x 5.02m
9'6" x 16'6"

Living Room
3.40m x 5.20m
11'2" x 17'1"

Bedroom 3
2.10m x 2.65m
6'11" x 8'8"

Bedroom 1
2.98m x 5.28m
9'9" x 17'4"

Porch

Ground Floor
Approx 84 sq m / 909 sq ft

First Floor
Approx 64 sq m / 686 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

Map data ©2024 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC