



36 Pereira Road, Birmingham, B17 9JN

£640,000

Hadleigh Estates are pleased to present this stunning four bedroom semi-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 lounge, extended fully-fitted kitchen with dining and an under stairs WC. The first floor accommodation provides four bedrooms, family bathroom and a cosy snug room. There is a mature, south-facing, large landscaped garden to the rear and at the front there is a single garage with the driveway providing parking for two vehicles. Being sold with no upward chain.

Front view



A tarmac driveway, with space for two cars with mature shrub beds, a single garage and, fully enclosed porch.

Entrance hall



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

Lounge



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

Rear Lounge



Double glazed windows and door leading to south-facing patio, to rear elevation. Carpeted throughout, radiator, ceiling spot lights and feature fire place.

Kitchen



A high specification spacious extended fully fitted oak kitchen with double glazed windows to rear elevation, 'Velux' skylights above and double glazed door opening onto south-facing rear patio. Solid granite work surfaces, oakwood wall and oak base units, stainless steel sink and drainer, space and plumbing for washing machine, and fridge freezer, full range of 'Siemens' integrated kitchen appliances including, microwave oven, oven, induction hob with extractor above and dishwasher.

Bedroom one



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

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 front and side elevation, ceiling light point, radiator and carpeted throughout

Bedroom four



Double glazed window to front elevation, ceiling light point, radiator and carpeted throughout.

Snug room



Double glazed skylight to side elevation, ceiling light point, radiator and carpeted throughout

Bathroom



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

Cloakroom

Consisting of a wall mounted wash hand basin and extractor fan.

Garden



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

Floor Plan

Approx Gross Internal Area
116 sq m / 1254 sq ft



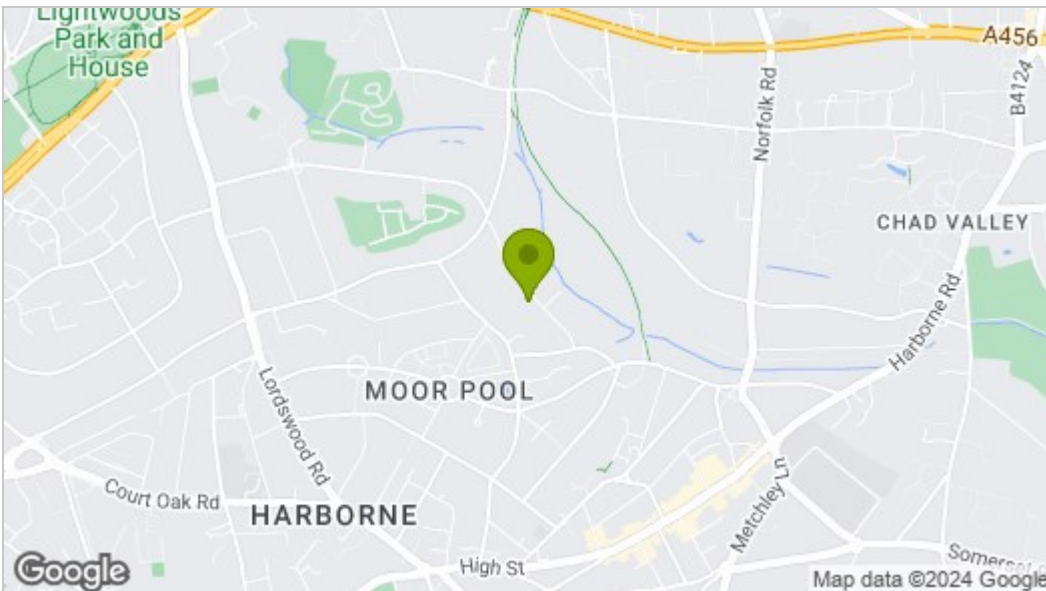
Ground Floor
Approx 56 sq m / 603 sq ft

First Floor
Approx 60 sq m / 651 sq ft

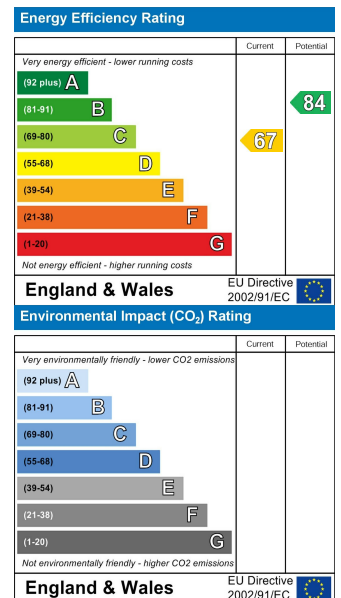
Denotes head height below 1.5m

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



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