



Pereira Road

Harborne, Birmingham, B17 9JN

£2,300 Per Month



- Immaculate and Extended Semi-Detached Property
- Beautifully Maintained South West Facing Rear Garden
- Excellent Access to Harborne High Street, QE Medical Complex and Birmingham University
- Available from Mid-June
- Four Bedrooms Including Master with En-Suite
- Extended Lounge and Breakfast Kitchen
- Unfurnished
- EPC Rating - D

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A beautifully presented and extended semi-detached family residence situated on Pereira Road in the centre of Harborne Village. This fantastic property offers spacious well appointed accommodation throughout including extended lounge and breakfast kitchen, with four double bedrooms. Available from mid-June on an unfurnished basis.

The property is set back away from street level with a large driveway for multiple cars and decorative front fore-garden. Internally the property comprises a centrally positioned entrance hallway, with two front reception rooms, one being a useful study room with fitted storage and feature porthole window, and the other a formal dining room with a wonderful bay window with fitted shutter blinds. To the rear of the property is a wonderfully extended lounge with bi-folding doors leading out to the rear garden and Velux skylights providing plenty of natural light, and this room is complemented perfectly by a refitted breakfast kitchen which comprises wall and base level units with complementary work surfaces and matching moveable island, integrated ovens with microwave grill, gas hob with extractor unit, integrated dishwasher and a freestanding American style fridge freezer. The downstairs is completed with a guest WC with a cupboard housing a washing machine and tumble dryer.

The upstairs accommodation provides four generously sized double bedrooms over two floors. The first floor includes three of the bedrooms complemented with a luxurious fully tiled bathroom including WC, vanity hand basin, oval bath with separate walk-in shower cubicle with rainfall shower. Off the landing there is large walk-in storage cupboard. On the second floor is the master bedroom suite, with a wonderful floor to ceiling window overlooking the rear gardens and the nature reserve beyond, walk-in wardrobe, plenty of under eaves storage and a partly tiled en-suite with walk-in shower cubicle.

A wonderful tiered rear garden completes the property, with separate patio and lawn areas, an array of mature plants, bushes and trees, greenhouse and walk-through lobby at the side with storage.

The property is situated within this very sought after location within Harborne Village. Conveniently positioned within close proximity to Harborne High Street offering excellent shopping, restaurant and cafés including Marks & Spencer Food Hall and Waitrose. The surrounding area offers highly regarded state and independent schools for children of all ages, including The Blue Coat school and Edgbaston High School for Girls. This location is also ideal for commuting with easy access and public transport links into Birmingham City Centre, The University of Birmingham and the Queen Elizabeth Medical Complex.

Property Accommodation

Entrance Hallway

Study Room

12'2" x 7'5" (3.71m x 2.26m)

Dining Room

14'2" into bay x 11'7" max (4.32m into bay x 3.53m max)

Extended Lounge

15'2" max x 21'0" (4.62m max x 6.40m)

Breakfast Kitchen

21'0" x 10'10" (6.40m x 3.30m)

WC

First Floor Landing

Bedroom Two

14'8" into bay x 11'9" max (4.47m into bay x 3.58m max)

Bedroom Three

12'4" max x 11'5" (3.76m max x 3.48m)

Bedroom Four

9'5" x 11'1" max (2.87m x 3.38m max)

Bathroom

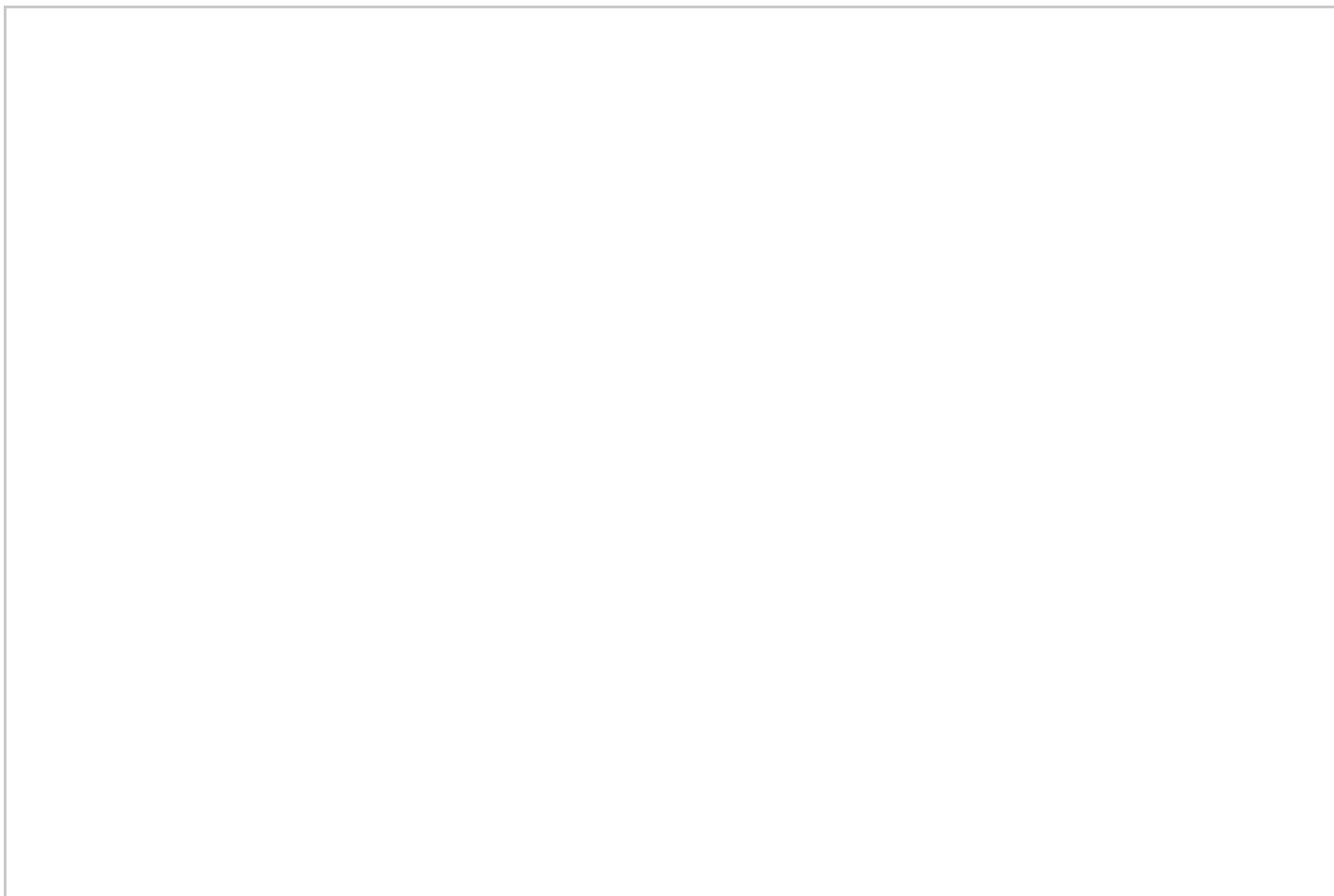
Second Floor

Bedroom One

19'0" max x 10'11" (5.79m max x 3.33m)

En-Suite

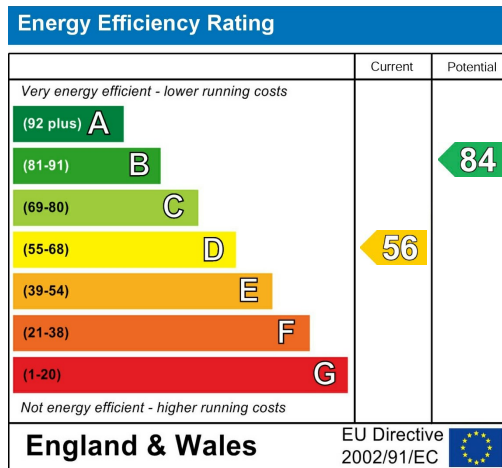
Floorplan







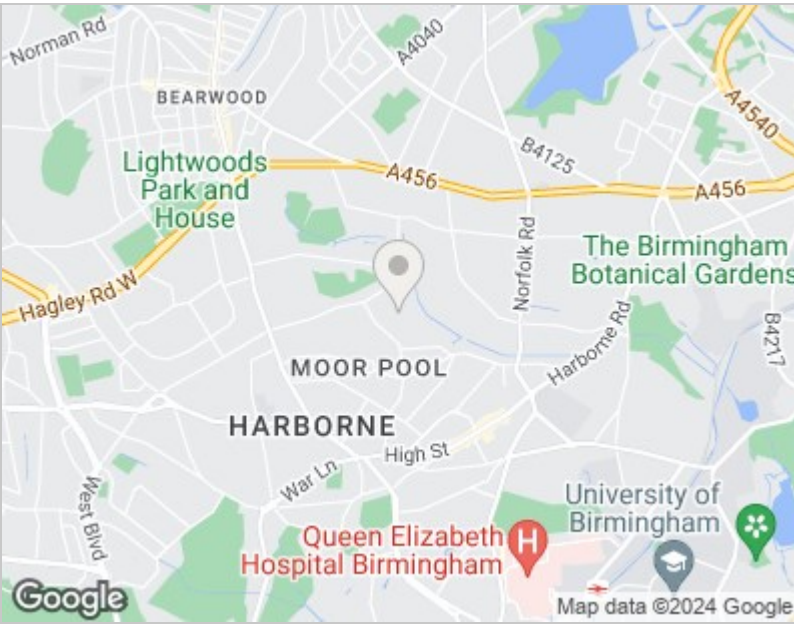
Energy Efficiency Graph



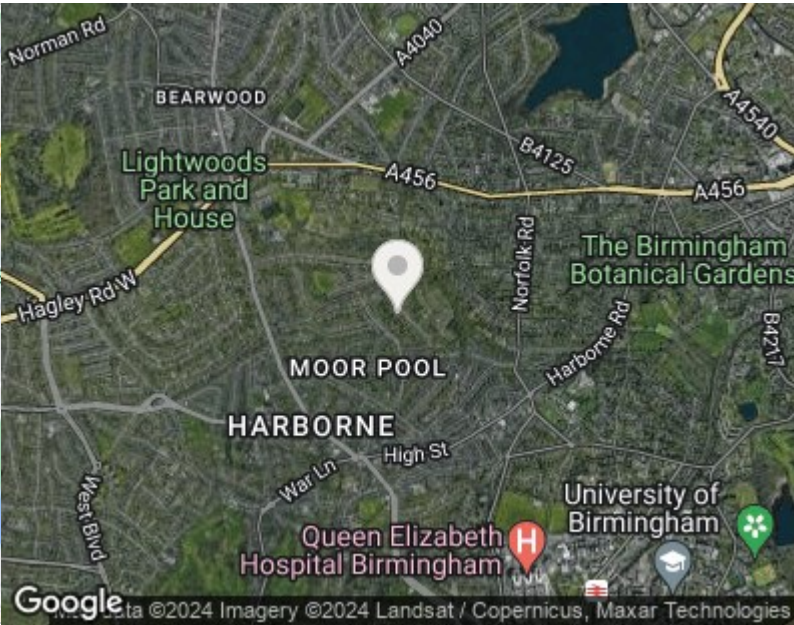
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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