



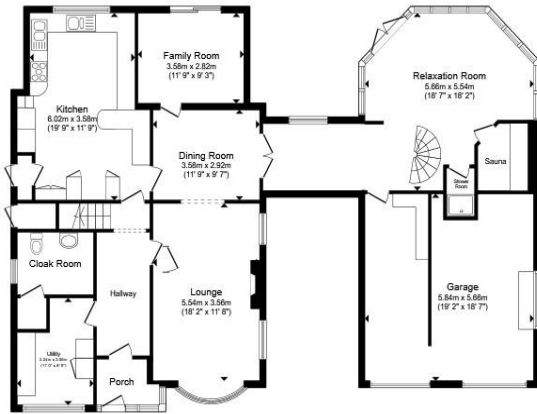
Pear Tree Drive, Birmingham B43 6HS

welcome to

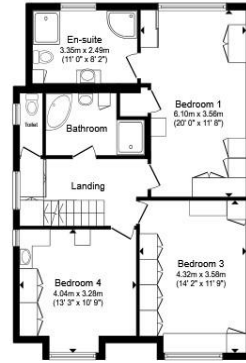
Pear Tree Drive, Birmingham

5 BEDROOM DETACHED RESIDENCESOUGHT AFTER LOCATION IN PEAR TREE DRIVE***NEAR TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS***THREE RECEPTION ROOMS***SAUNA AND SHOWER***ENSUITE TO MASTER BEDROOM***DOWNSTAIRS CLOAK AND UTILITY ROOM***DETACHED DOUBLE GARAGE***NO UPWARD CHAIN***

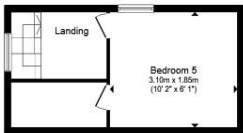
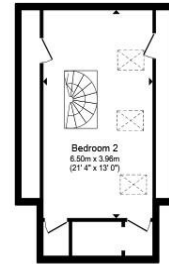




Ground Floor



First Floor



Second Floor

Total floor area 299.8 m² (3,227 sq.ft.) approx

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.propertybox.io



Agent Note

Cloakroom

Lounge

Dining Room

Reception Room

Kitchen

Utility Room

Conservatory

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Bedroom Five

Rear Garden

Outbuilding

welcome to

Pear Tree Drive, Birmingham

- Substantial 5 Bedroom Detached Residence
- Sought After Location in Pear Tree Drive
- Three Reception Rooms
- Sauna and Shower Downstairs
- Cloak and Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£750,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/GRB112481



Property Ref:
GRB112481 - 0005

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.

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