



Pereira Road, Harborne B17 9JA



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## Property Description

Positioned on the highly desirable Pereira Road in the heart of Harborne, this exceptional four-bedroom semi-detached residence has been thoughtfully extended and beautifully improved to create an outstanding family home, offering in excess of 1,900 sq ft of versatile accommodation arranged across three floors.

Beautifully balancing generous living spaces with practical family functionality, the property is perfectly suited to modern lifestyles whilst occupying one of Harborne's most sought-after residential locations.

The home is introduced via a welcoming entrance hallway, leading through to a spacious front reception room providing an elegant setting for everyday living. A separate study offers the ideal work-from-home environment, complementing the flexible accommodation. Undoubtedly the centrepiece of the home is the magnificent open-plan kitchen, dining and family room to the rear. Designed for both entertaining and day-to-day family life, this impressive space enjoys excellent natural light and opens seamlessly onto the rear garden through bi-fold doors, creating a wonderful connection between the interior and outdoor living.

A practical utility room provides additional storage and laundry facilities, complete with a purpose-built pet wash, ideal for muddy boots and four-legged family members alike.

The lower ground floor offers a superb additional reception space, thoughtfully converted into a stylish media and entertainment room. Benefitting from its own climate control system, this highly versatile area is equally suited as a cinema room, games room, gym or teenage retreat, providing exceptional flexibility for changing family needs.

The first floor comprises four generously proportioned bedrooms, all beautifully presented and served by a contemporary family bathroom, thoughtfully refitted to a high standard to complement the quality found throughout the home.

Externally, the property continues to impress with an exceptional rear garden designed to cater for every stage of family life. A generous tiered decking terrace provides the perfect setting for outdoor dining and entertaining, leading onto an expansive lawn bordered by mature planting. A dedicated children's play area with woodchip surfacing creates a fantastic recreational space, whilst a detached garden office offers an excellent environment for home working, creative pursuits or additional entertaining space.

To the front, a private driveway provides valuable off-road parking.

Combining exceptional proportions, versatile accommodation and a beautifully landscaped garden with one of Harborne's most desirable residential addresses, this is a rare opportunity to acquire an outstanding family home finished to an excellent standard throughout.

### Area

Pereira Road occupies a highly sought-after position within Harborne, branching from Gillhurst Road and leading towards the historic Moor Pool Estate. This well-established residential setting offers an excellent balance of tranquillity and convenience, with Harborne High Street just a short distance away, providing an outstanding selection of independent cafés, award-winning restaurants, boutique shops and everyday amenities, including Waitrose and Marks & Spencer Foodhall. The Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter are all within easy reach, making the location particularly attractive to healthcare professionals and academics. Birmingham city centre is readily accessible via excellent road and public transport links, whilst the nearby A38 provides convenient connections to the M5, M6 and Birmingham International Airport. Families benefit from a superb choice of highly regarded schools across Harborne and Edgbaston, while Harborne Golf Club, Harborne Pool & Fitness Centre, the Birmingham Botanical Gardens and Winterbourne Gardens are all close by, offering excellent leisure and recreational opportunities.

### Approach

Brick paved driveway, access to side of the property via the utility room, egress window and from door leading to:

### Hallway

Wooden engineered flooring, double glazed obscure window to side elevation, ceiling light point, power points, stairs to lower ground floor, stairs to first floor and doors leading to:

### Office

Double glazed window to front elevation, radiator, fitted storage, ceiling spot lights and power points.

### Living Room

Wooden engineered flooring, double glazed bay window to front elevation, radiator, log burner feature, built-in storage, ceiling light point and power points.

### Shower Room

Walk in shower cubicle with rainfall and handheld shower hose, floating wash hand basin within vanity unit, low-level WC, fitted storage, double glazed obscure window to side elevation, wall mounted heated towel rail, ceiling spotlights and tiled throughout.

### Kitchen/Dining/Family Room

Wooden engineered flooring, ceiling spot lights, ceiling light points, wall and base units, breakfast bar area with built-in sink, space for appliances, 'Samsung' oven with 'Neff' induction hob and extractor fan above, integrated wine cooler, power points, two radiators, one vertical wall mounted radiator, three 'Keylite' sky lights, double glazed bi folding doors to rear garden and door to:

### Utility

Tiled flooring, wall and base units, space and plumbing for appliances, purpose-built pet bath, doors to front driveway and rear garden, ceiling light point and power points.

### Landing

Carpeted, ceiling light point, built in storage, ceiling sky light and doors to:

### Bedroom One

Double glazed bay window to front elevation, laminate flooring, radiator, fitted wardrobe, ceiling light point and power points.

### Bedroom Two

Double glazed window to rear elevation, carpeted, wooden paneling to walls, ceiling light point, radiator and power points.

### Bedroom Three

Double glazed window to rear elevation, wooden paneling to walls, radiator, ceiling light and power points.

### Bedroom Four

Double glazed window to rear elevation, laminate flooring, radiator, ceiling light point and power points.

### Bathroom

Freestanding bath with mixer taps above, walk-in shower cubicle with rainfall and handheld shower hose, double wash hand basins, low-level WC, ceiling spotlights, wall mounted heated towel rail and double glazed obscure window to front elevation.

### Basement/Gym/Media Room

Two vertical wall mounted radiators, double glazed window ceiling spotlights, power points, laminate flooring, facilities for media wall, insulated throughout and built-in cool air filtration system.

### Garden

Tiered decking area with steps leading to extensive lawned garden, further decking area with custom built BBQ, wood chipped area ideal for kids play and an external office space to rear with mature trees and hedges to borders.

### Garden Office

Panel exterior, laminate flooring, double glazed windows and double glazed doors leading to rear garden, ceiling spotlights and power points.

### Further Details

Tenure: Freehold, Council Tax Band: F, EPC: TBC

Utility supply, rights and restrictions: Broadband: FTTP, Electricity supply: Mains supply, Sewerage:

Mains supply, Water supply: Mains supply

Other information: Construction materials: Brick, Roof material: Tile

### Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.

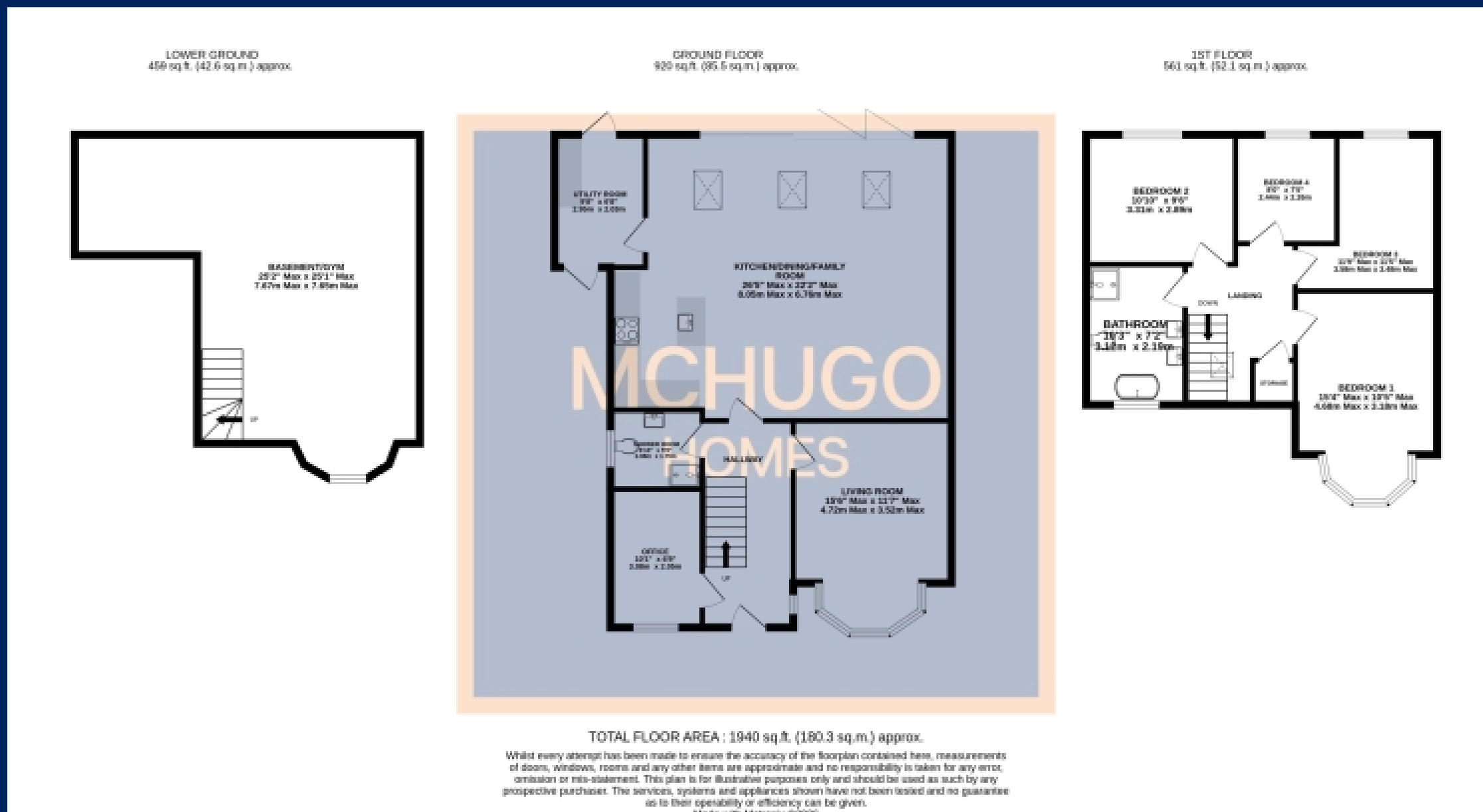






## Key Features:

- Semi-detached family home
- Over 1,900 sq ft
- Beautifully presented throughout
- Converted lower ground floor
- Extensive rear garden
- Detached garden office
- Sought-after Harborne location
- Utility room
- Family living space
- Four bedrooms



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