



Petersfield Road, Birmingham

burchell
edwards



Property Description

Located in a sought-after location with great transport links and close to good schools, local amenities, and supermarkets, this immaculate 4-bedroom property is a perfect blend of classic charm and modern convenience. Built in the 1930s, this home retains original period features yet is modernised, offering a warm and inviting atmosphere from the moment you step inside.

The property boasts two beautifully decorated reception rooms and has been thoughtfully extended to include a downstairs guest toilet and utility space which flows from the garage, adding practicality for family and visitors alike. Upstairs, you'll find a large family bathroom with a separate toilet, catering to the needs of a busy household. Each of the four bedrooms is generously sized, providing comfortable and private spaces for rest and relaxation.

One of the standout features is the beautiful, large rear garden, complete with back access-ideal for gardening enthusiasts or those who love outdoor entertaining. The loft conversion adds valuable living space, while the landing, complete with a study area and lots of natural light, offers a functional and bright spot for work or hobbies. A beloved family home that's being reluctantly sold after more than 30 years.

Entrance Porch

Stained glass windows and door to front elevation and door into:

Entrance Hallway

Smart meters, under stairs storage cupboard and central heating radiator.

Lounge

Double glazed French doors to rear elevation, central heating radiator and inset gas fire.

Dining Room

Double glazed bay window to front elevation, inset gas fire and central heating radiator.

Kitchen

Single glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, breakfast bar, gas hob, walk-in storage pantry.

Downstairs W.C

W.C.

Study

Double glazed window to front elevation.

Utility Room

Access to garage and downstairs W.C.



Landing

All doors off.

Bedroom One

Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and storage.

Bedroom Three

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

Four skylights, spotlights, storage and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, large corner bath, shower, tiling to walls and heated towel rail.

Front Garden

Gravel driveway providing off road parking for at least two vehicles.

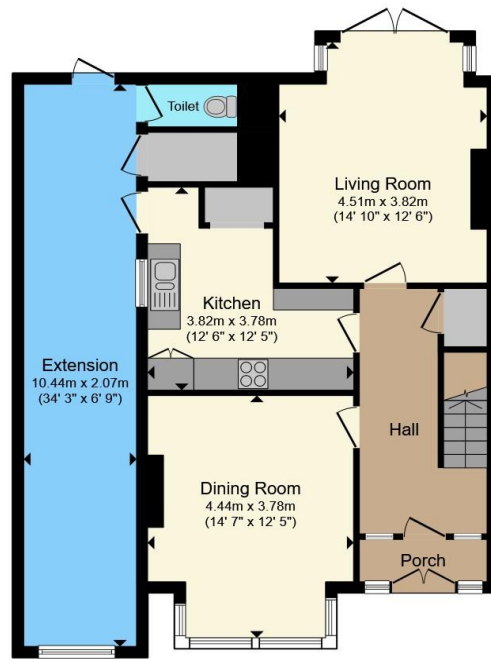
Rear Garden

Patio area, outside storage, Wendy house, work shop, storage shed and rear access.

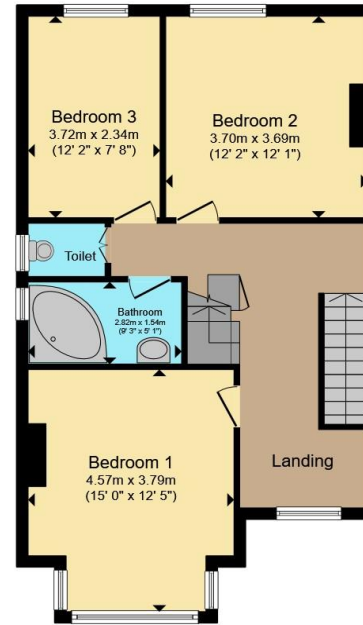




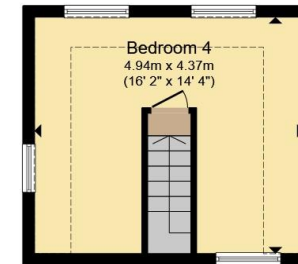




Ground Floor



First Floor



Second Floor

Total floor area 171.6 m² (1,847 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



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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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