



93 Pereira Road, Birmingham, B17 9JA

Offers In The Region Of £635,000

Hadleigh Estate Agents are delighted to offer this fantastic and substantial three bedroom semi detached house for sale. Located on the ever popular Pereira Road, the property is within easy reach to Harborne High Street offering excellent shopping facilities, bars and restaurants. In addition the world renowned Queen Elizabeth Hospital and University of Birmingham are nearby. Local outstanding schools cater for children of all ages, including The Blue Coat School, Edgbaston High School For Girls, King Edwards Foundation and Harborne Primary. Local leisure facilities include Harborne Fitness Centre, Harborne Golf Club and nearby Edgbaston Priory Club.

In brief the property comprises, driveway parking and fore garden. Entrance hallway leads through to a spacious dining room, additional spacious lounge and modern fitted kitchen. To the rear of the property is a beneficial wet room, storage room and utility room.

The first floor has two large double bedrooms, a further single bedroom and modern family bathroom. Stairs lead to the second floor offering a spacious loft room. To the rear of the property is an extensive mature garden, overlooking the popular Harborne Walkway.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Entrance Hallway



Obscure glazed front door and window, original Oak flooring, central heating radiator and ceiling spotlights.

Lounge



Newly fitted UPVC French doors and windows to rear elevation, feature fireplace with burner. Ceiling spotlights, central heating radiator and Engineered Oak flooring.

Dining room



Double glazed bay window to front elevation, central heating radiator, Engineered Oak flooring and ceiling spot lights. Internal double doors leading to lounge.

Kitchen



Having a range of wall and base gloss white fronted storage cupboards, Amtico flooring, French doors leading to garden, electric hob with extractor over, integrated appliances such as dishwasher, double oven and fridge/ freezer.

Shower Room



Double glazed window to side elevation, tiled floors and walls, electric shower, hand wash basin and WC.

Storage Room



Access off the hallway, offering side UPVC door to rear garden, ample storage space and skylight.

Utility Room



Converted garage, ceiling light point, power points for appliances and housing meters.

Landing

Spacious landing with carpeted flooring and window to front elevation. Also offering stairs to second floor loft room, central heating radiator and ceiling light points.

Bedroom One



Double glazed bay window to front elevation, central heating radiator and ceiling light point.

Bedroom Two



Two double glazed windows to rear elevation,

central heating radiator, Engineered Oak flooring and ceiling light point.

Bedroom Three



Double glazed window to rear elevation, central heating radiator, ceiling light point and internal storage cupboards.

Loft Room



Benefitting from an additional loft room accessed via staircase, two skylights, ceiling light points and ample eaves storage.

Bathroom



Obscure glazed window to front and side elevation, tiled walls and flooring. Walk in mains shower

cubicle., low level flush WC, handwash basin and towel radiator. Further benefitting from corner bath and ceiling spotlights.

Garden



Extensive private rear garden, predominantly laid to lawn. Consisting of mature shrubs and trees and paved patio area. Path leads to the bottom of the garden with additional space for shed.

Floor Plan

Approx Gross Internal Area
157 sq m / 1694 sq ft

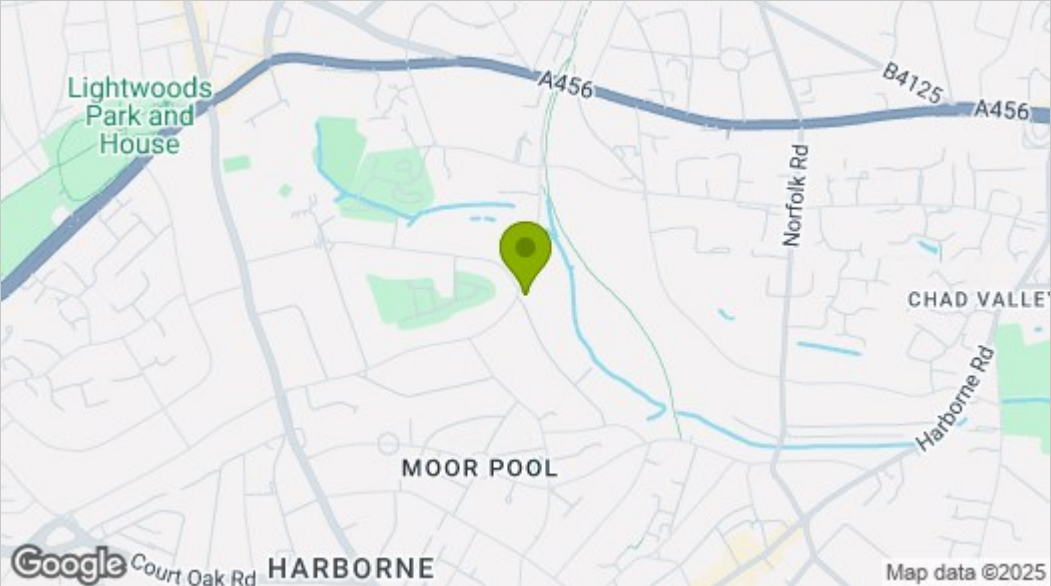


Ground Floor
Approx 80 sq m / 859 sq ft

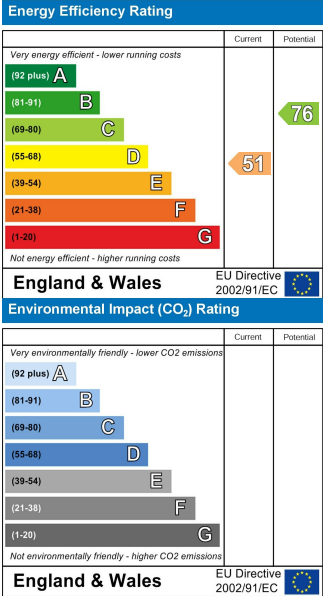
Denotes head height below 1.5m

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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