



## 46 Pereira Road, Birmingham, B17 9JN Offers In The Region Of £695,000

Hadleigh Estate Agents are delighted to offer this substantial three bedroom detached home for sale, located on the ever popular Pereira Road.

Set back from the road, the property boasts a large driveway and garage, along with a storage room. Inside is a welcoming entrance hallway, front lounge and further reception room being used as a dining room. Under stairs bespoke storage cupboard and guest WC. To the rear is a modern fitted kitchen and large conservatory.

Upstairs are three double bedrooms, family bathroom and pull down loft hatch, giving access to an excellent loft room. To the rear of the property is a large private garden, enclosing patio area and predominantly laid to lawn.

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.

Tenure - Freehold  
EPC - E  
Council Tax Band - F

## Location



Pereira Road is conveniently located for easy access to Harborne High Street. The High Street offers an array of bars, shops including Waitrose and Marks & Spencer's food hall, along with award winning restaurants. There are also excellent transport links from Harborne or the nearby A456 Hagley Road into Birmingham City Centre. Nearby leisure facilities include Harborne Leisure Centre, Harborne and Edgbaston Golf clubs and the ever popular Edgbaston Priory. Further benefitting from nearby University of Birmingham and Queen Elizabeth Hospital.

## Hallway



Obscure glazed window to front elevation and front door. Further benefitting from obscure glazed window to side elevation, ceiling light points and gas central heating radiator. Bespoke solid wooden flooring, understairs storage cupboard and stairs to first floor accommodation.

## Lounge



Laminate flooring, bay window to front elevation, ceiling light point and gas central heating radiator.

## Dining Room



French doors leading to rear garden, laminate flooring, ceiling light point and gas central heating radiator.

## Kitchen



Modern fitted kitchen with a range of base and wall units. Plumbing for utilities, integrated oven and grill, gas hob and extractor hood. Internal glazed window and door, gas central heating radiator and tiled flooring.

## Conservatory



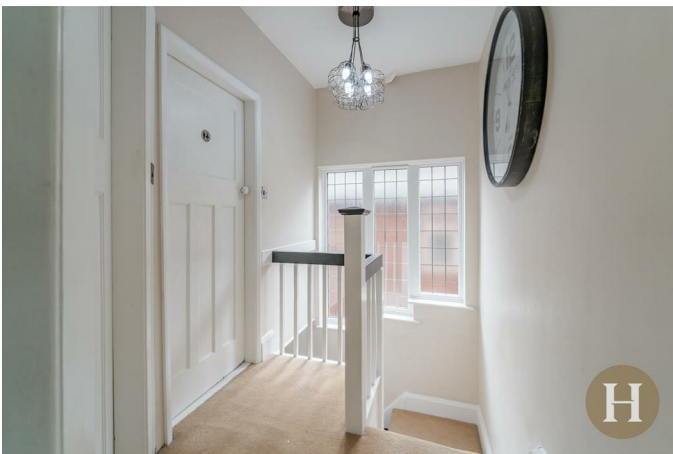
Patio doors to both side elevations, gas central heating radiator, laminate flooring and ceiling light/fan.

## Guest WC



Low level flush WC, hand wash basin, partially tiled walls and obscure glazed window to side elevation.

## Landing



Pull down loft hatch, carpeted flooring, obscure glazed window to side elevation and ceiling light point.

## Master Bedroom



Master bedroom with carpeted flooring, bay window to front elevation, gas central heating radiator and bespoke fitted wardrobes.

## Bedroom 2



Double bedroom with carpeted flooring, window to rear elevation, gas central heating radiator and fitted wardrobes.

## Bedroom 3



Double bedroom with carpeted flooring, window to rear elevation, gas central heating radiator and fitted wardrobes.

## Bathroom



Benefitting from double glazed windows to front and side elevation, mains shower over bath with partially tiled walls. Low level flush WC, hand wash basin, towel radiator and fitted cupboard.

## Loft Room



Pull down loft hatch with carpeted flooring, ample storage within the eaves, ceiling light point and electrics.

## Garage

Single garage with up and over door, housing boiler, ceiling light point and access to storage room and rear garden.

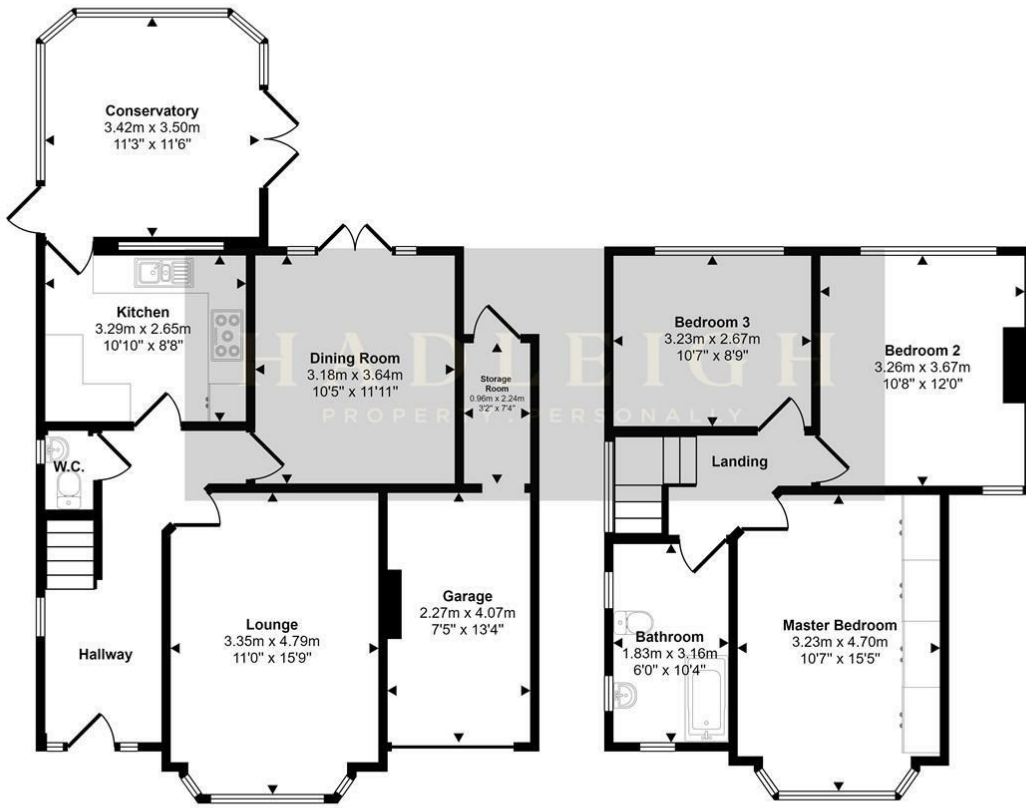
## Garden



Slabbed patio area, large private garden with fenced boundaries and predominantly laid to lawn.

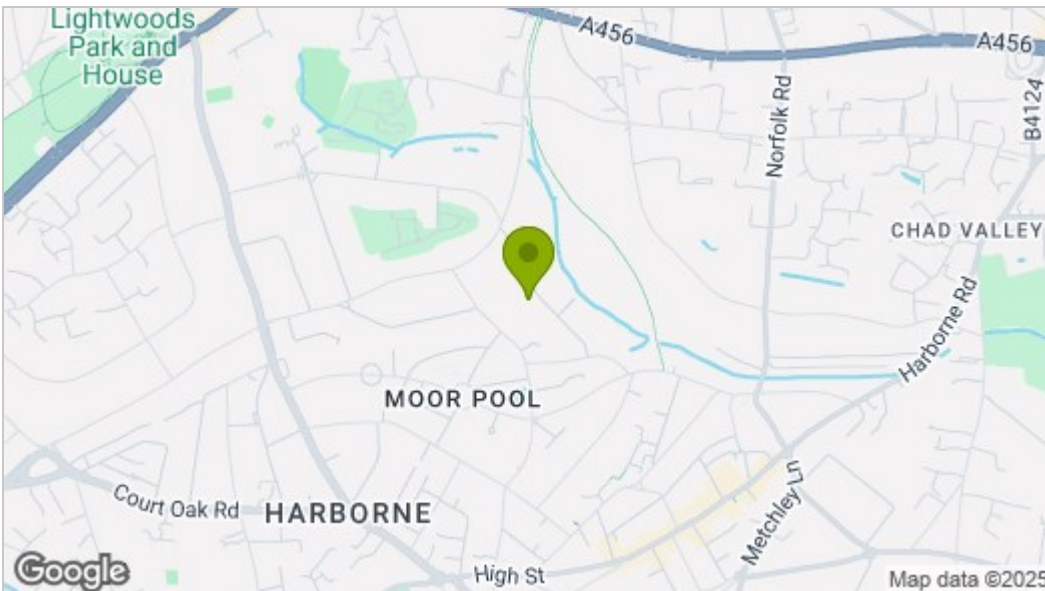
# Floor Plan

Approx Gross Internal Area  
122 sq m / 1311 sq ft

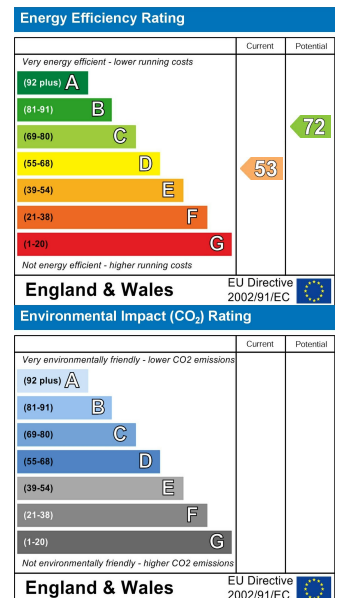


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.