



162 Pershore Road

, Birmingham, B5 7NY

Offers Over £425,000



Gorgeous five bedroom, traditional family home on Pershore Road!

Located in a highly desirable and well-connected area of south Birmingham, this property benefits from excellent transport links, proximity to the University of Birmingham and Queen Elizabeth Hospital, and easy access to the vibrant cafés, restaurants and independent amenities of Stirchley. Birmingham City Centre is within easy reach and there's also the added benefit of Calthorpe Park, local schools and community hubs! The property itself is a stunning double fronted home built in the 1870s and offers; driveway, an inner vestibule, a lovely entrance hallway, two good sized reception rooms, a kitchen diner, further conservatory, downstairs w/c and cellar. To the first floor accommodation there are three bedrooms, with the primary bedroom complimenting both an en-suite and a walk-in wardrobe space as well as a separate family bathroom to accommodate. The top floor offers a velux window to create a bright and airy space leading to two further rooms, being ideally used as a study or bedroom. The garden is beautifully maintained with mature trees and shrubs, as well as patio areas for seating and flowers beds! The Energy efficiency rating is TBD To truly appreciate this family home, call our Moseley office today!



Approach

The property is approached via a front driveway leading to double glazed door with leaded light insets opening into:

Inner Vestibule

With coir matting to floor, picture rail and glazed door opening into:

Hallway

With wooden floor covering, two ceiling light points, decorative archway opening, Victorian style radiator, picture rail, staircase with decorative balustrades gives rise to the first floor landing, under stairs storage cupboard and doors opening into:

Reception Room One

12'10" x 12'0" (3.93 x 3.68)

With continued wooden flooring, central heating radiator, ceiling light point with ceiling rose, picture rail, decorative cornice to ceiling, log burning stove with exposed brick backing and tiled hearth and double glazed window to the front aspect.

Reception Room Two

11'1" into bay x 15'5" (3.40 into bay x 4.71)

With continued wooden flooring, ceiling light point, built-in bookshelves, log burning stove on tiled hearth and double glazed bay window to the front aspect.

Cellar

16'11" max x 12'11" (5.16 max x 3.96)

With steps leading down into cellar with two ceiling light point

Ground Floor WC

3'6" x 5'3" (1.08 x 1.61)

With tiling to floor and splash backs, ceiling light point, extractor fan, frosted double glazed window to the side aspect, built-in storage cupboard housing the washing machine, high flush WC, wash hand basin with mixer tap and heated chrome towel radiator.

Kitchen

12'10" x 12'10" (3.92 x 3.92)

With tiling to floor, recessed spots to ceiling, selection of wall and base units with work surfaces over incorporating double sink with mixer tap, built-in double over, hob with in-built stainless steel extractor over, built-in dishwasher and fridge freezer, tiling to splash backs, double glazed window overlooking the conservatory and double glazed French doors opening into:

Conservatory

11'3" x 10'7" (3.43 x 3.25)

With tiled flooring, ceiling light point with fan, double glazed French doors giving views and access to the rear garden and double glazed windows to the side and rear respectively.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, central heating radiator, picture rail, stairs giving rise to the top floor landing and door opening into:

Bedroom One

11'5" x 12'11" dressing room 8'5" x 3'10" (3.49 x 3.94)
dressing room 2.58 x 1.18)

With wooden flooring, ceiling light point, central

heating radiator, walk-in dressing room with double glazed window to the front aspect, ceiling light point and central heating radiator, further double glazed window to the front aspect and door opening into:

En-Suite

4'4" x 8'5" (1.34 x 2.58)

With tile flooring and half height tiling to walls, recessed spots to ceiling, extractor fan, chrome electric towel rail radiator, low flush WC, contemporary wash hand basin with mixer tap over on vanity unit and shower cubicle with mains powered shower over.

Bedroom Two

12'0" x 12'10" (3.68 x 3.93)

With central heating radiator, ceiling light point and double glazed window to the front aspect.

Bedroom Three

6'8" x 12'11" x 11'7" (2.05 x 3.94 x 3.54)

With central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

8'2" x 5'10" (2.50 x 1.78)

With tiling to flooring, part tiling to walls, ceiling light point, double glazed frosted window to the side aspect, chrome heated towel rail, low flush WC, wash hand basin on pedestal with two taps over, claw footed bath

with mixer tap and mains powered shower over and door opening into airing cupboard housing the Worcester boiler.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with skylight, ceiling light point and doors opening into:

Bedroom Four

12'9" x 9'10".282'1" (3.89 x 3.86)

With recessed spots to ceiling, central heating radiator, two double glazed Velux windows and loft access point.

Bedroom Five

12'7" x 9'0" x 12'7" (3.85 x 2.75 x 3.85)

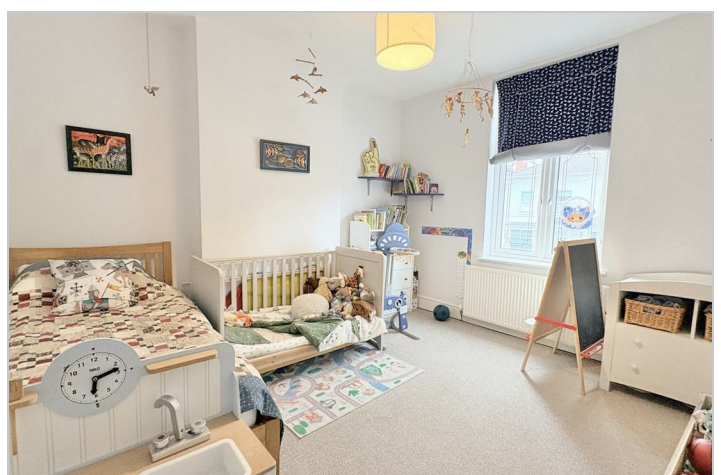
With wooden flooring, ceiling light point, central heating radiator, eaves storage and dormer double glazed window to the rear aspect.

Rear Garden

With paved patio area with a varied selection of plants and shrubs, lawn area to rear and garden shed.

Council Tax Band

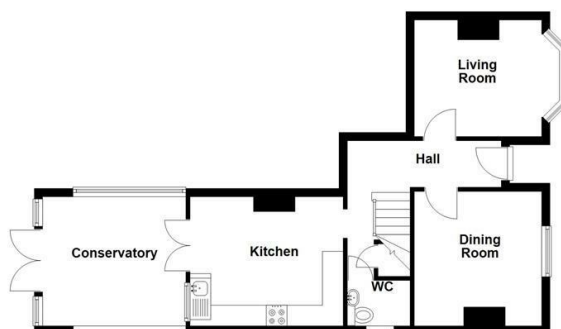
According to the Direct Gov website the Council Tax Band for 62 PERSHORE ROAD, EDGBASTON, BIRMINGHAM, B5 7NY is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.



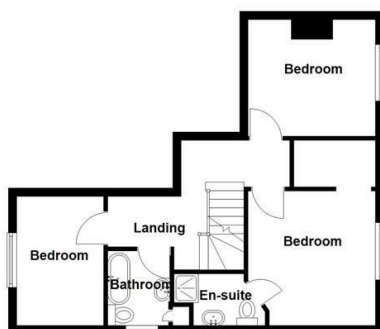


Floor Plan

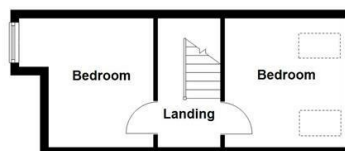
Ground Floor



First Floor



Second Floor

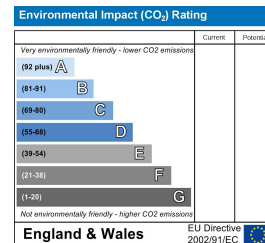
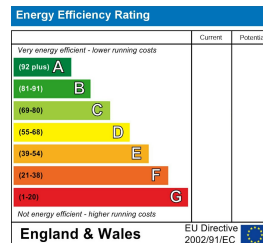


NOT to Scale
for Illustrative Purposes Only.
Plan produced using PlanUp.

Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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