



Pereira Road, Harborne B17 9JN



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Property Description

Situated in one of Harborne's most desirable residential pockets, this attractive three bedroom detached home offers well-balanced accommodation, generous outdoor space and the added benefit of a high-quality garden office/studio - ideal for modern family balance when working from home. The property opens into a welcoming entrance hallway, leading through to two well-proportioned reception rooms. These versatile spaces provide flexibility for both formal entertaining and relaxed family living, with pleasant outlooks and a natural flow throughout the ground floor. To the rear, the kitchen/diner offers ample storage and worktop space, with room for family dining and direct access to the garden - creating an ideal setting for everyday life and social gatherings alike. Upstairs, the first floor hosts three comfortable bedrooms along with a family bathroom, all arranged to suit growing families or those needing additional guest or workspace. Externally, the rear garden is a true highlight. Beautifully landscaped, it features mature shrubbery and tree-lined borders that create a private and established feel. A paved patio area provides the perfect spot for outdoor dining, with steps rising to a predominantly lawned garden. A feature pond enhances the tranquil setting, while a pathway leads to the rear where the purpose-built garden office is positioned. The garden office benefits from a 10-year warranty and has been thoughtfully designed for year-round use. It includes double glazing, strong insulation, ceiling lighting, ample power points, network connectivity and double glazed French doors - making it an ideal workspace, studio or retreat away from the main house. Further advantages include a garage, driveway parking and a location that offers exceptional convenience to Harborne High Street, local schools, green spaces and excellent transport links. A detached home in this location, with such versatile outdoor workspace provision, presents an increasingly rare opportunity.

Area

Pereira Road enjoys a highly regarded position within Harborne, branching from Gillhurst Road and gently connecting through towards the characterful Moor Pool Estate. This is a particularly desirable pocket of the suburb, well placed for the vibrant lifestyle Harborne is known for. Harborne High Street is within easy reach, offering a superb mix of everyday conveniences including Marks & Spencer Foodhall and Waitrose, alongside an excellent selection of independent cafés, bars and restaurants. The location is ideally suited to those connected with the city's medical and academic hubs, with Queen Elizabeth Hospital Birmingham, the University of Birmingham and the wider Medical Quarter all easily accessible. Birmingham city centre is readily reached via strong road and public transport links, while the nearby A38 provides direct connections to the M6 motorway and Birmingham International Airport for commuters travelling further afield. Families are particularly well catered for, with a strong selection of respected schooling options nearby including Harborne Primary School and Lordswood Girls' School, as well as highly regarded independent schools such as Edgbaston High School for Girls, The Priory School and the King Edward Foundation Schools. Hallfield Preparatory School, West House, Blue Coat and St George's School are also within comfortable reach. For leisure and recreation, residents benefit from close proximity to Harborne Pool & Fitness Centre and Harborne Golf Club. Beautiful green spaces including the Birmingham Botanical Gardens, Martineau Gardens and Winterbourne Gardens are all just a short journey away, offering tranquil settings for weekend walks and family outings.

Approach

Tarmac driveway leading up to front door with up and over electric door to garage, front garden, laid to lawn with hedgerow and shrubbery to borders.

Porch

Opaque double glazed windows, ceiling light points, laminate flooring, power points and door into:

Hallway

Ceiling light point, freshly carpeted, radiator, understairs storage cupboard housing fuse board and doors to:

Living Room

Freshly carpeted, double glazed window with front aspect, coving to the ceiling, ceiling and wall light points, radiator, power points and gas fire with wooden mantle surround.

Sitting Room

Double glazed windows and French doors with view and access to rear garden, carpeted, ceiling skylight, ceiling light point, two radiators, power points and wall light point.

Kitchen Diner

Range of wall and base mounted units, roll worktop surfaces, one and a half bowl stainless steel sink with mixer tap above, fitted appliances of 'Neff' combination microwave/oven/grill, 'AEG' oven grill, 'Neff' five ring gas hob, 'AEG' extractor hood above, selection of recessed ceiling down lighters, ceiling coving, radiator, power points, TV point and bi-folding wooden frame doors opening to garden.

Utility

Plumbing for washing machine, recessed ceiling down lighters, ceiling skylight, double glazed panel door leading to garden storage, covered stainless steel sink with mix and tap above and door into garage.

WC

Low level WC, floating wash hand basin, radiator and obscure double glazed window.

Landing

Freshly carpeted, stained glass windows with secondary glazing, two ceiling light points, radiator, loft hatch with access to part-boarded loft and doors into:

Bedroom One

Laminate flooring, double glazed bay window to front aspect, fitted wardrobe, ceiling light point and power points including USB ports.

Bedroom Two

Double glazed window with rear aspect, radiator, power points including USB port, carpeted, ceiling light points and fitted wardrobe.

Bedroom Three

Double glazed window with rear aspect, ceiling light points, fitted wardrobe, radiator, laminate flooring and power points including USB port.

Bathroom

Matching suite of low-level WC, contemporary wash handbasin within vanity unit, bath and corner shower with handheld hose, obscure double glazed windows, selection of recessed ceiling down lighters, ceiling coving, wall mounted heated towel rail and partly tiled.

Garage

Up and over electric door, ceiling strip light and houses 'Worcester' boiler.

Garden

Beautifully landscaped with a range of mature shrubbery and tree lined borders, paved patio area with steps up to garden which is predominantly laid to lawn, feature pond and pathway to rear of garden

housing garden office.

Garden Office

Comes with a 10-year warranty (from new) purpose built; hosting double glazing, well insulated, ceiling lighting, ample power points, network connection and double glazed French doors.

Further Details

Tenure: Freehold

Council Tax Band: F

EPC: D

Utility supply, rights and restrictions:

Utility supply

Broadband: FTTP

Electricity supply: Mains supply

Sewerage: Mains supply

Water supply: Mains supply

Other information

Construction materials: Brick

Roof material: Tile

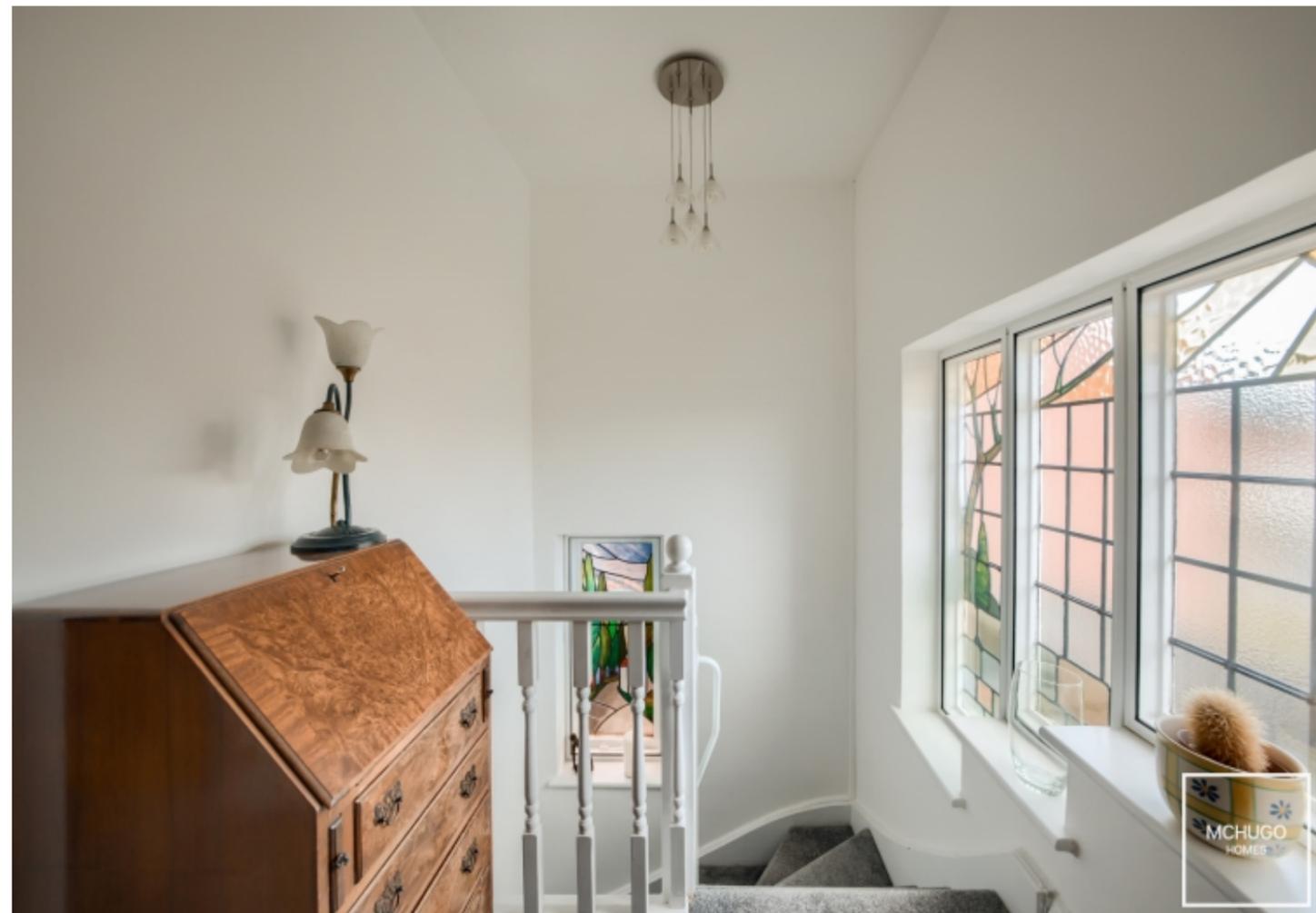
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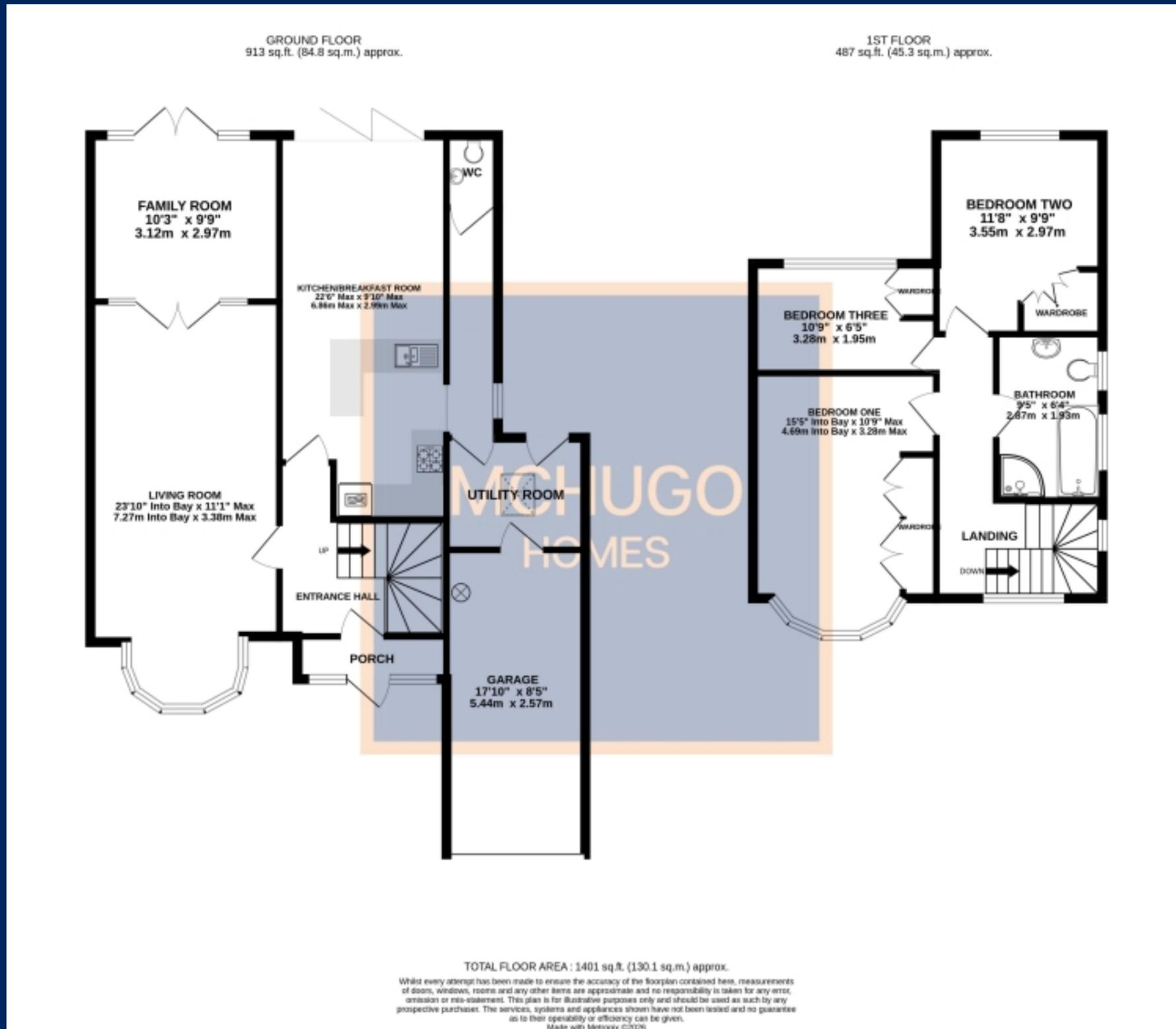
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However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing,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









Key Features:

- Detached family home
- Three bedrooms
- Two living spaces
- Sociable kitchen/diner
- Generous rear garden
- Safe lawned space
- Tranquil pond feature
- Garden office hub
- Driveway parking
- Prime school catchment

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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