



12 Peverell Drive

Hall Green, B28 9DG

Asking Price of £375,000

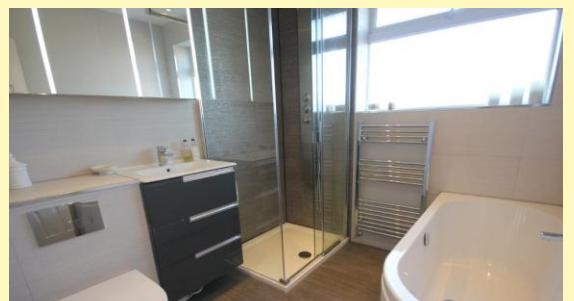


*A BEAUTIFULLY PRESENTED FOUR BEDROOM EXTENDED LINK
DETACHED RESIDENCE ENJOYING A CUL DE SAC LOCATION
WITHIN A SOUGHT AFTER CONVENIENT LOCATION.*

Birmingham is a major city and metropolitan borough of the West Midlands, England lying on the River Rea, a small river that runs through Birmingham. The city is a major international commercial centre and an important transport, retail, events and conference hub. It has six universities making it the largest centre of higher education in the country outside London. Birmingham's major cultural institutions – including the City of Birmingham Symphony Orchestra, the Birmingham Royal Ballet, the Birmingham Repertory Theatre, the Library of Birmingham and the Barber Institute of Fine Arts – enjoy international reputations, and the city has vibrant and influential grassroots in art, music, literary and culinary scenes. Birmingham is the fourth-most visited city in the UK by foreign visitors.



A beautifully presented four bedroom extended link detached residence enjoying a cul de sac location within a sought after convenient location. The property offers both gas central heating, double glazing and the benefit of solar paneling. The excellent family living accommodation briefly comprises; reception hall, guest cloakroom/wc, spacious living room, superb modern fitted dining kitchen with bi folding doors, large utility room, first floor landing, three bedrooms, modern fitted family bathroom/wc, second floor landing, master bedroom with en suite shower room/wc, driveway, side garage/store, enclosed rear garden with brick built storage shed. No Upward Chain.





- Large Link Detached Family Residence
- Four Bedrooms(Master En Suite)
- Superb Dining Kitchen + Large Utility Room
- Modern Fitted Family Bathroom/wc
- Garage/Store & Two Car Driveway
- Enclosed Rear Garden
- Solar Paneling

RECEPTION HALL

GUEST CLOAKROOM/ WC

LIVING ROOM 15' 8" x 14' 0" (4.78m x 4.27m)

DINING KITCHEN 22' 0" max 18' 5" min x 21' 3" max (6.71m x 6.48m) With underfloor heating

LARGE UTILITY ROOM 10' 0" x 6' 2" (3.05m x 1.88m)

FIRST FLOOR LANDING

BEDROOM TWO 15' 8" x 10' 4" (4.78m x 3.15m) With Hammonds fitted wardrobes

BEDROOM THREE 12' 8" x 11' 0" (3.86m x 3.35m)

BEDROOM FOUR 10' 2" max x 12' 5" max 7' 2" min (3.1m x 3.78m)

FAMILY BATHROOM/ WC

SECOND FLOOR LANDING

MASTER BEDROOM 17' 0" sloping ceiling x 13' 6" to back of wardrobes (5.18m x 4.11m)

EN-SUITE SHOWER ROOM/ WC

FRONT DRIVEWAY

SIDE GARAGE/ STORE 16' 2" x 7' 1" (4.93m x 2.16m)

ENCLOSED REAR GARDEN With large brick built storage shed

*** DRAFT DETAILS ***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.



VENDOR COMMENTS "It has been a fantastic family home for many years, we love the quietness of the cul de sac and the garden which is not directly overlooked. It's great to be within walking distance of Waitrose and Aldi supermarkets with a lovely Italian restaurant also nearby"

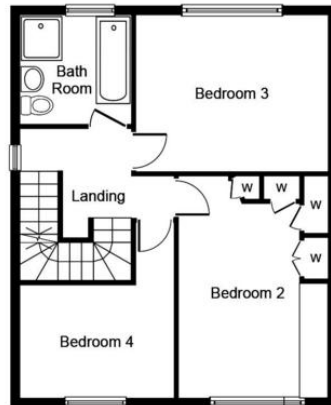
TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Ground Floor



First Floor

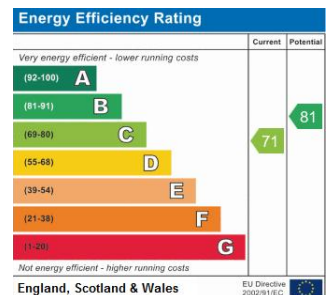


Second Floor

Approx. Gross Internal Floor Area 1,885 sq. ft. (175.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT INFORMATION

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.