

**AP MORGAN**



**Peverell Drive, Birmingham**  
Offers in the region of £450,000

### Features:

- Perfect Family Home
- Quiet Cul-de-sac Location
- Four Double Bedroom Semi Detached
- Two Bathrooms
- Integral Garage
- Beautiful Garden
- Private Driveway
- Close to Local Schools

### Description:

Situated in a private cul-de-sac location is this immaculately presented and thoughtfully extended four-bedroom semi-detached family home. The property combines versatile living accommodation with a modern finish throughout, making it the perfect choice for families seeking both comfort and convenience.

### Approach

The property is approached via a private driveway providing off-road parking and access to the garage. A welcoming porch leads into a bright and spacious hallway, setting the tone for the well-planned accommodation on offer.

### Ground Floor

The ground floor boasts generous living spaces including a well-proportioned living room, perfect for family relaxation, and a dedicated home office ideal for those working remotely. The contemporary fitted kitchen benefits from direct access to a utility room and downstairs WC, while also flowing seamlessly into the conservatory, creating a wonderful space for entertaining and family gatherings.

### First Floor

Upstairs, the home offers four bedrooms. The master bedroom is complemented by three further good-sized bedrooms, each offering flexibility for family use, guest accommodation, or study space. The first floor also features a modern family bathroom and a separate shower room, enhancing practicality for busy households.

### Outside

Externally, the property enjoys a generously sized and private rear garden with no direct overlooking, offering a peaceful retreat ideal for outdoor dining and play.

### Location

This home is superbly situated within walking distance of highly regarded schools catering to all ages. Local shops, amenities, and excellent transport links are also close by, making this an ideal base for family living.



**Details:**

**Garage**

**Porch** 5'11" x 3'11" (1.8m x 1.2m)

**Hallway**

**Living Room** 16'1" x 10'11" (4.9m x 3.33m)

**Home Office** 10'10" x 7'9" (3.3m x 2.36m)

**Kitchen** 24'5" x 8' (7.44m x 2.44m)

**Conservatory** 13'1" x 9'4" (4m x 2.84m)

**Utility Room** 7'6" x 6'3" (2.29m x 1.9m)

**WC** 6'8" x 4'2" (2.03m x 1.27m)

**Landing**

**Bedroom 1** 12'5" x 10'10" (3.78m x 3.3m)

**Bedroom 2** 12'5" x 9'1" (3.78m x 2.77m)

**Bedroom 3** 11'6" x 10'10" (3.5m x 3.3m)

**Bedroom 4** 11'1" x 7'11" (3.38m x 2.41m)

**Shower Room** 6'7" x 3'9" (2m x 1.14m)

**Bathroom** 9' x 5'5" (2.74m x 1.65m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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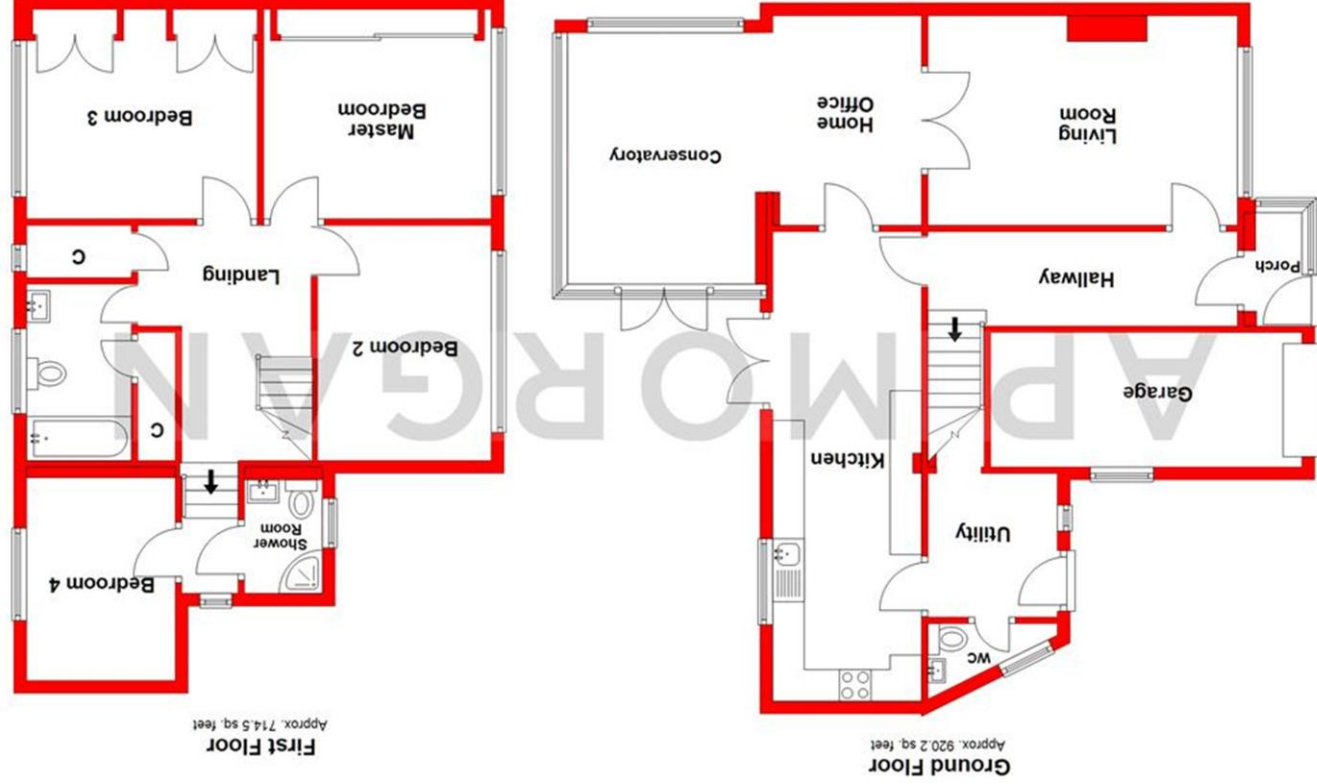
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