



10 Peak House Road, Great Barr
Birmingham, B43 7SA

Offers in the Region Of £235,000

Great Barr

Offers in the Region Of £235,000



Peak House Road is a delightful two bedroom extended semi-detached property situated in this popular location close to all amenities, Q3 academy school and transport links including Junction 7 M6.

The property is approached via a private driveway, flanked by small side lawn and leading up to the garage and secure front porch.

Internally the hallway has high quality oak flooring with stairs off to the first floor accommodation and door into the living room which features a bay window overlooking the front aspect, carpets and fireplace with surround and door at the rear into the dining room. The dining room offers again lovely oak flooring, chimney breast with log burner, recess bay with double patio doors into the garden, cloak cupboard which features a door into the downstairs W.C. Leading from the dining room into the kitchen which has been extended to the side of property and consists of a contemporary range of wall and base units with work surfaces and splash backs, incorporating a one and half bowl sink and side drainer with window overhead, integrated dishwasher and space for other white goods, there is also a small breakfast worktop, skylight, and doors into the garage which has been reduced in size and serves as a useful store area. To the rear of the kitchen is a door out into the garden.

Travelling onto the first floor the landing leads to all rooms and also has a boarded loft with ladder access. Featuring two good size double bedrooms with bedroom one including walk in built in wardrobe and fitted furniture. Completing the internal layout the family bathroom comprises of a lovely tiled three piece suite with bath, separate corner shower enclosure, low level flush WC and hand wash basin.

The rear garden is an exceptional feature of this property and is delightfully maintained with mature shrubs and hedges to the perimeters and a far reaching grass lawn.

The property also benefits from having double glazing and central heating. Appealing to a range of potential buyers from small families to first time buyers this superb property should be viewed internally to appreciate the accommodation on offer.





Property Specification

Extended Two Bedroom Semi-Detached Property
Key Ready Condition
New Fitted Kitchen
Lovely Rear Garden
Potential to Extend Subject to Planning Approval
Private Driveway

Porch 5' 11" x 2' 4" (1.8m x 0.7m)

Entrance Hall

Lounge 14' 5" into bay ' x 12' 6" max
(4.4m x 3.8m)

Dining Room 16' 0" max x 11' 2" max
(4.87m x 3.4m)

Extended Kitchen
20' 1" x 7' 7" (6.12m x 2.3m)

Landing Area

Bedroom One 13' 1" x 9' 10"
plus built in wardrobes(4.0m x 3.0m)

Bedroom Two 11' 10" x 9' 10" (3.6m x 3.0m)

Bathroom 8' 6" x 5' 9" (2.6m x 1.76m)

Side Garage 7' 3" x 6' 7" (2.2m x 2.0m)

Rear Garden

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 7th October 2020

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

