

ENGLANDS



51 High Brow

Harborne, Birmingham, B17 9EW

£610,000





PROPERTY DESCRIPTION

Substantial, extended semi-detached property set in delightful location on Moor Pool estate. Set well back from the road by a lawned fore garden and pathway, this well presented property has the benefit of a living room, open plan kitchen/diner with utility room leading off, ground floor WC, three bedrooms, bathroom and rear garden. In addition, there is off-road parking and garage at the rear.

High Brow is located within the sought-after Moor Pool Estate and enjoys a prime position between Carless Avenue and North Gate. Moor Pool Estate in the heart of Harborne is a designated conservation area and consists of some 500 houses in a variety of types and styles, and is centred around a community hall with tennis courts and a bowling green. Harborne High Street with its excellent range of shops and restaurants is easily accessible and the Queen Elizabeth Hospital and the University of Birmingham are located within easy walking distance.

The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:





Entrance door leads into:

RECEPTION HALL

Having electric radiator, recessed ceiling light point and stairs rising to first floor accommodation.

LIVING ROOM

4.62m max x 4.25m max (into bay) (15'1" max x 13'11" max (into bay))

Having ceiling light point, radiator, double glazed bay window with shutters and feature fireplace. Glazed door leading into:

KITCHEN/DINER

5.71m max x 6.49m max (18'8" max x 21'3" max)

Having wooden style flooring, a range of matching wall and base units with wooden worktop, partial tiling to walls, vertical radiator, integrated dishwasher, fridge and freezer, ceramic Belfast double hand wash basin with mixer tap over. Kitchen island with electric oven, induction hob and extractor over, plus storage and breakfast bar. Dining area having two Velux skylights, radiator, two wall lights, two double glazed windows and double glazed double doors opening to garden.

UTILITY ROOM

Having single bowl sink with storage underneath, plumbing for washing machine, cupboard housing combi boiler, recessed ceiling light point, heater, tiled flooring and glazed door leading to garden.

GROUND FLOOR WC

Having low flush WC with hand wash basin fitted above, towel rail, double glazed window and extractor fan.

ON THE FIRST FLOOR

LANDING

Having double glazed window, ceiling light point and recessed ceiling spotlight.

BEDROOM ONE FRONT

2.65m max x 3.72m max (8'8" max x 12'2" max)

Having radiator, double glazed window and ceiling light point.

BEDROOM TWO REAR

2.72m max x 3.72m max (8'11" max x 12'2" max)

Having radiator, double glazed window overlooking rear and ceiling light point.

BEDROOM THREE REAR

2.15m max (excluding wardrobes) x 2.67m max (7'0" max (excluding wardrobes) x 8'9" max)

Having ceiling light point, radiator, double glazed window overlooking rear and fitted wardrobes with sliding mirrored doors. Loft access hatch with integrated ladder.

BATHROOM

1.69m max x 2.61m max (into shower) (5'6" max x 8'6" max (into shower))

Having panelled bathtub with mixer tap over and wall mounted shower, low flush WC, pedestal hand wash basin with mixer tap over and tiled splashback, shaving plug, extractor fan, tiling to walls, recessed ceiling spotlights, towel rail and wooden style flooring.

OUTSIDE

REAR GARDEN

Extensive garden to the front, side and rear. Having paved patio area, external tap, lawn, a range of evergreen shrubs and hedges, flower beds, vegetable garden and gated access to driveway.

GARAGE

At the rear of the property.

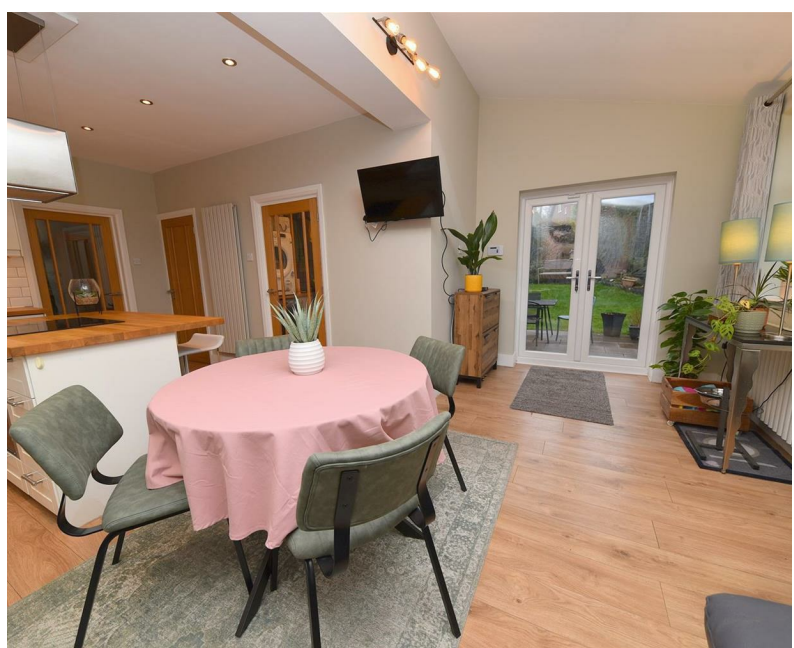
ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D



ENGLANDS





ENGLANDS

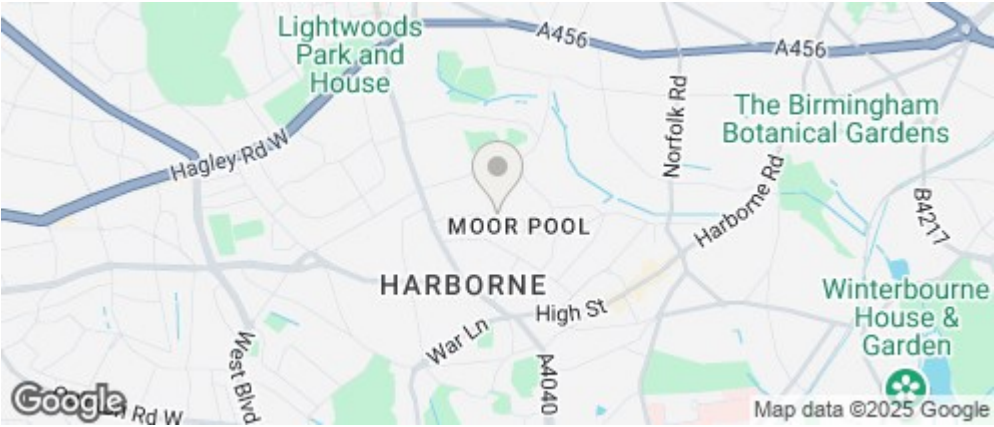




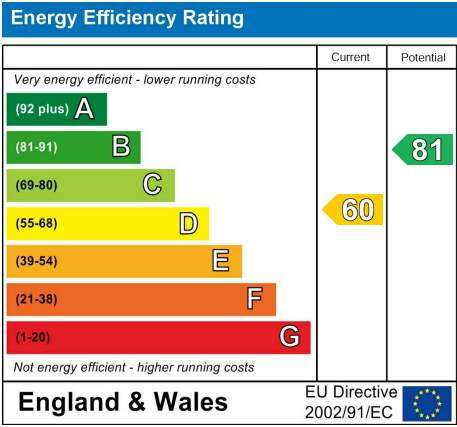
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.