



North Pathway, Harborne, B17

£365,000

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- Two bedrooms
- Mid terrace townhouse
- Open plan kitchen/living/dining room
- Downstairs WC
- First floor bathroom
- Fully renovated
- Double glazed
- Gas central heating

Discover timeless charm in this renovated two bedroom townhouse on North Pathway, within the sought after Moor Pool Estate. Newly renovated with modern comforts, this property is ideal for first-time buyers or downsizers. Offered with no upward chain.



Property

Welcome to a fantastically renovated home, situated in the picturesque Moor Pool estate within Harborne. This delightful two-bedroom mid-terrace townhouse on North Pathway epitomizes the perfect fusion of heritage charm and contemporary comfort.

Step through the threshold and be greeted by a warm ambiance that emanates from the meticulously renovated interiors. The open-plan kitchen and living/dining area invite you to indulge in modern convenience, boasting brand-new fixtures and fittings that harmonize effortlessly with the traditional architecture.

Ascend the staircase to discover a tranquil oasis on the upper level with two inviting double bedrooms offering the sanctuary from the outside world, while the newly fitted bathroom ensures indulgent relaxation at your fingertips.

Outside, the property's allure continues with front and rear gardens beckoning you to embrace the serenity of nature. Picture-perfect settings for al fresco dining or quiet contemplation, these outdoor spaces enhance the allure of this charming abode.

With a new double glazing, electric installation and boiler adding to the property's appeal, every aspect of comfort and convenience has been meticulously considered to cater to the needs of discerning buyers.

Whether you're a first-time buyer eager to embark on the journey of homeownership or a downsizer seeking a tranquil retreat in a sought-after location, this townhouse promises to fulfil your every desire. Don't miss the opportunity to make it yours and start the next chapter of your life in style.

Area

The houses in Moor Pool were built in the early 20th century, designed as a garden suburb by architects J.H. Hare and Barry Parker, who were influenced by the Arts and Crafts movement. Many of the original features and architectural styles have been preserved, which gives Moor Pool its unique character and historical significance.

North Pathway offers a short walk to convenience store and the Moor Pool community facilities, and walking distance to the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach, as is Birmingham city centre via arterial road and transport links, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as the popular Harborne Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

Leisure facilities are provided with nearby Harborne Pool & Fitness centre around the corner and Harborne golf club, with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Botanical Gardens and Martineau Gardens are a short journey away.

Approach

Front garden laid to lawn with flower beds and paved pathway leading to:

Open plan Kitchen/Living/Dining Room

Recently reconfigured. The open plan design includes kitchen featuring a range of wall and base mounted units, subway style tiling to splash back areas, power points, timber framed double glazed window with front aspect, roll worktop surfaces with inset stainless steel sink with draining area and mixer tap, integrated appliances of Fridge freezer, dishwasher and oven and four ring induction hob, extractor hood above, boiler is concealed within storage, selection of recessed ceiling downlighters and two tall radiators, further power points, access to under stairs storage, double glazed windows and panelled door leading to garden, carpeted stairs lead to first floor with doors to understairs storage cupboard and:

wc

Laminate flooring, low level wash handbasin within vanity unit, double glazed window with front aspect, fuse board within concealed storage, and ceiling light point.

First floor landing

Carpeted, loft hatch, doors to:

Bedroom One

Storage cupboard, freshly carpeted, radiator, power points, double glazed rear-facing window ceiling, light point.

Bedroom Two

Timber framed double glazed front facing window, radiator, power points, ceiling light point, carpeted.

Bathroom

Obscured timber framed double glazed window offering front aspect, matching suite of bath, low level WC and wash hand basin within vanity unit plus mirror above, walk in shower with shower screen, rain shower head and adjustable handheld hose, wall mounted heated towel rail, tiling to splash back areas, extractor fan, four recessed ceiling downlighters.

Garden

Side gate offering front access, predominantly laid to lawn, paved patio area, fencing and hedgerow to boundaries, flower beds to borders.

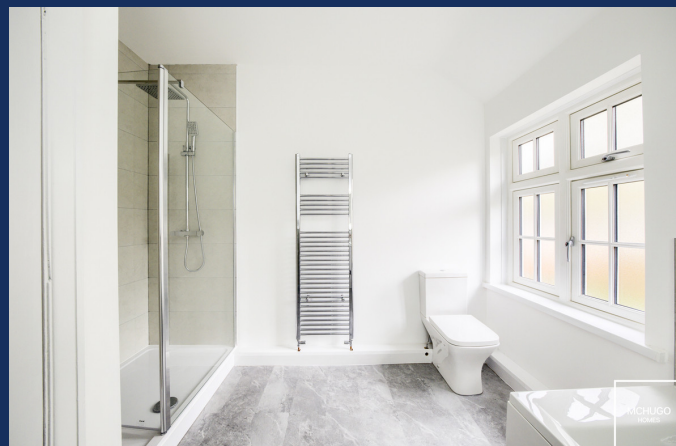
Details

TENURE: FREEHOLD

EPC RATING: TBC

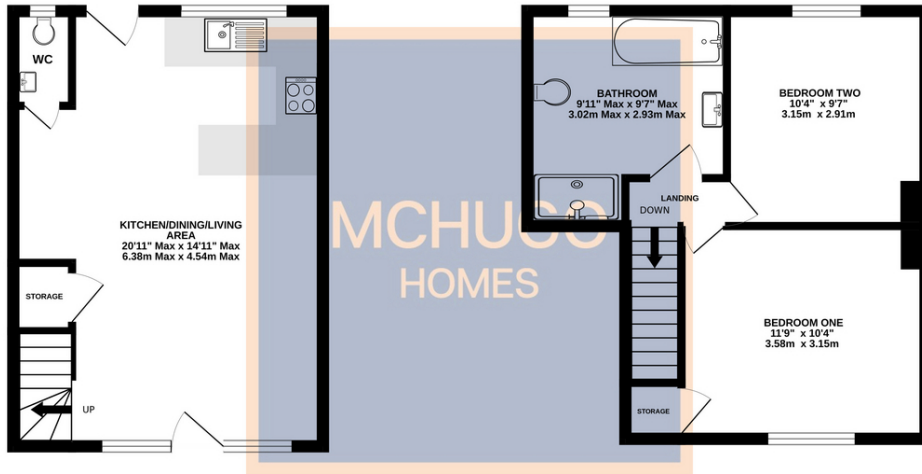
COUNCIL TAX BAND: C

BROADBAND: Ofcom reports Networks in your area - Virgin Media. Openreach-Fibre-to-the-premises available



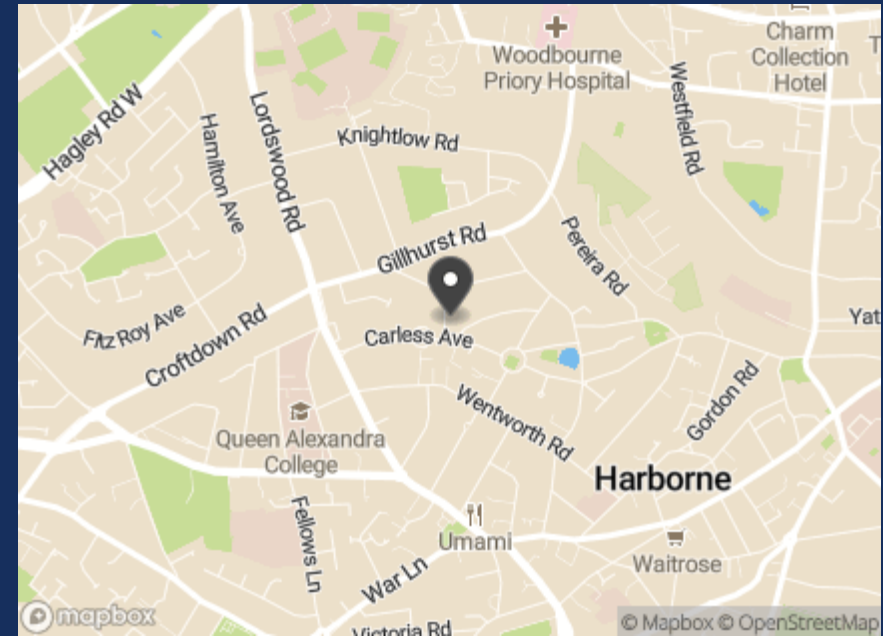
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA - 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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