



North Pathway, Harborne B17 9EJ
£375,000

MCHUGO
HOMES

Property

Located within the highly sought-after Moor Pool Estate, this charming two-bedroom terrace offers stylish, modern living while retaining the character the area is famous for.

The ground floor features a bright open-plan living space, creating a sociable and versatile layout ideal for modern lifestyles. A convenient downstairs WC adds everyday practicality, making the home perfectly suited for first-time buyers or professionals.

Upstairs, two well-proportioned bedrooms provide comfortable accommodation, complemented by a family bathroom complete with both a separate shower and bath — ideal for busy mornings or relaxed evenings.

Positioned within one of Harborne’s most historic and community-focused estates, the property benefits from excellent access to Harborne High Street, local cafés, parks and transport links. The Moor Pool Estate is renowned for its green spaces, strong community spirit and architectural heritage, making it a consistently desirable place to live.

This is a fantastic opportunity to secure a home in a prestigious location, offering convenience, charm and modern comfort in equal measure.

Approach

Front garden, laid to lawn, paved pathway to front door, brick paved and side access through to rear garden.

Kitchen/Diner/Living Area

Through aspects double glazed windows to the rear with door access, double glazed windows to the front, open plan kitchen area with four ring 'Indesit' induction hob with 'Hisense' extractor hood above, 'Indesit' oven below, subway tiling to splash back areas, 'Biasi' boiler concealed within storage, Hive heating control, roll worktop surfaces with inset stainless steel sink with draining area and mixer tap, 'Electra' dishwasher, plumbing for washing machine, power points, opening to dining living area containing two tall radiators, large selection of recessed ceiling downlighters, power points, access to storage and door to:

WC

Obscure double glazed window, low level WC, floating contemporary wash hand basin, storage housing fuse board, ceiling light point and wall mounted heated towel rail.

Landing

Carpeted, loft access to part boarded loft, ceiling light point and doors to:

Bathroom

Matching contemporary suite of low-level WC, bath, wash basin within vanity unit, fitted backlit mirror above, walk in shower with handheld hose and rain shower head, wall mounted heated towel rail, recessed ceiling downlighters, obscure double glazed window.

Bedroom One

Rear facing double glazed window, radiator, access to storage, ceiling light point and power points.

Bedroom Two

Front facing double glazed window, carpeted, radiator, ceiling light point and power points.

Rear Garden

Laid to lawn, pathway, fencing and hedgerow to boundaries and paved patio area.

Further Details

Tenure:Freehold
EPC: D
Council Tax Band: C

Utility supply, rights and restrictions:
Broadband: FTTP
Electricity supply: Mains supply
Gas supply: Mains supply
Sewerage: Mains supply
Water supply: Mains supply

Other information
Construction materials: Brick
Roof material: Tile

Area

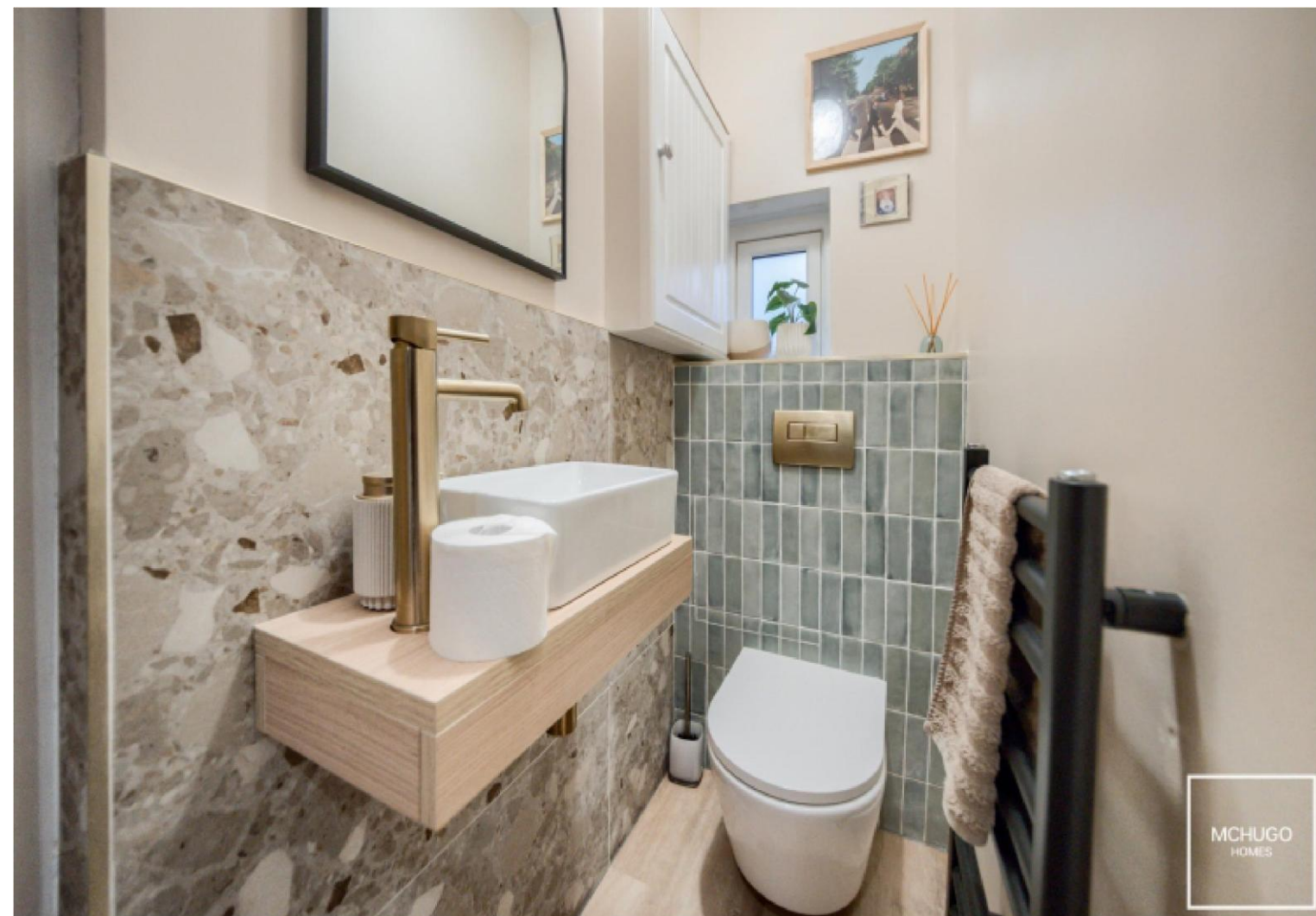
The Moor Pool Estate was developed in the early 20th century as a garden suburb, designed by architects J.H. Hare and Barry Parker, inspired by the Arts and Crafts movement. Today, many of the original architectural details remain beautifully preserved, giving the area its distinctive character and historic charm. Designated as a conservation area, Moor Pool offers a unique village-style atmosphere with a strong sense of community. Residents benefit from a charity-run community centre, peaceful green spaces, tennis courts and a local convenience store, creating a lifestyle that blends heritage with modern convenience. The estate is ideally positioned within walking distance of Harborne High Street, known for its excellent selection of independent cafés, restaurants and boutiques, as well as popular retailers including Marks & Spencer Food Hall and Waitrose. The area also provides easy access to the Queen Elizabeth Hospital, University of Birmingham and the wider Medical Quarter, with direct transport links into Birmingham city centre and convenient routes to the A38, M6 motorway and Birmingham International Airport. Families are particularly well catered for with a range of highly regarded schools nearby, including Harborne Primary School, Edgbaston High School for Girls, The Priory School, King Edward Foundation Schools, Hallfield Preparatory School, Blue Coat School and St George's School. Leisure facilities are plentiful, with Harborne Pool & Fitness Centre close by, along with Harborne Golf Club, Edgbaston Priory Tennis & Squash Club, Edgbaston Golf Club and the world-famous Edgbaston Cricket Ground, home to international sporting events. Moor Pool continues to be one of Harborne's most desirable locations, offering a rare combination of architectural heritage, community spirit and everyday convenience.

Disclaimer

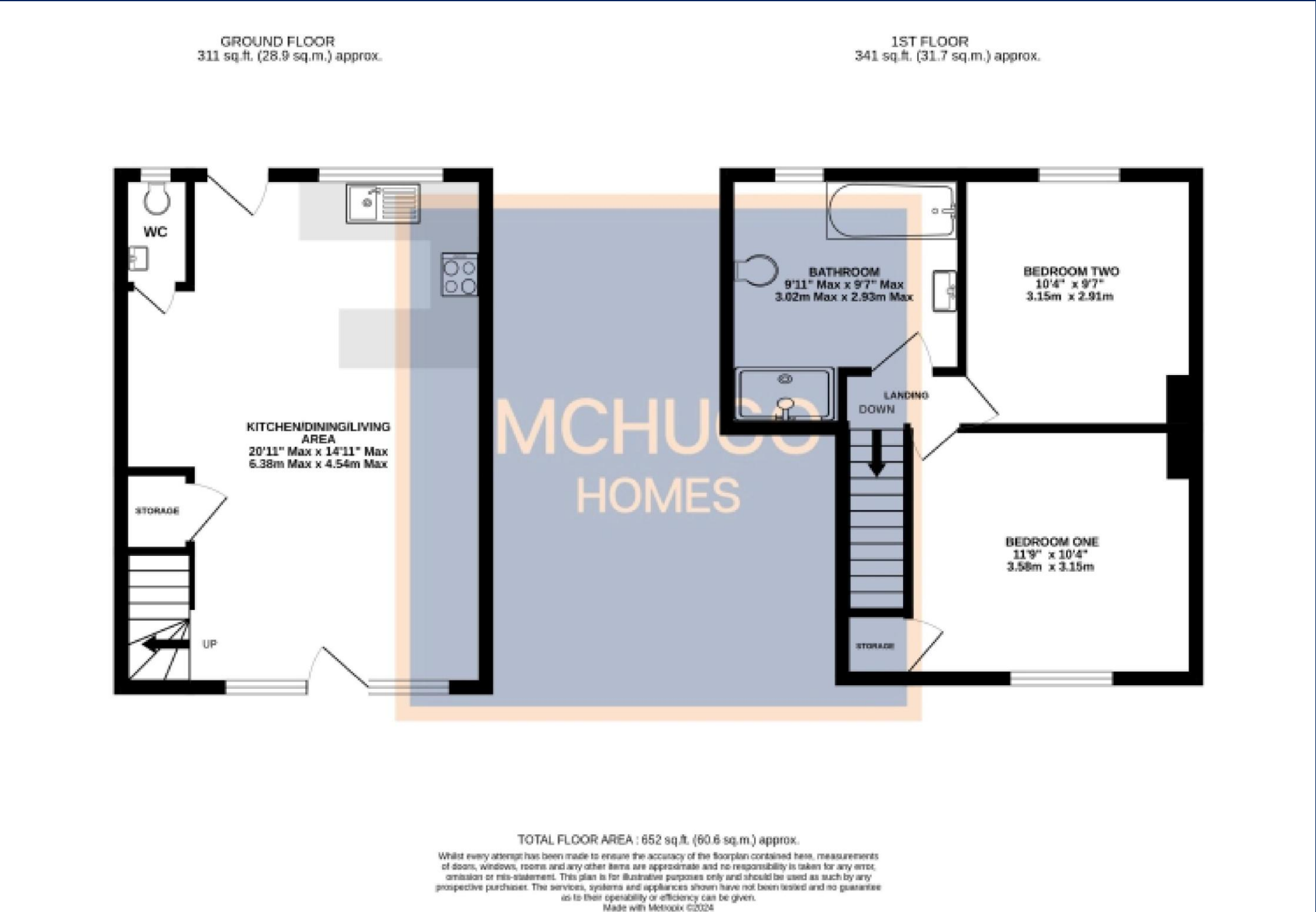
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		