



Carless Avenue, Harborne B17 9BN
£390,000

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HOMES

This attractive end-terrace home is set within the heart of the highly regarded Moor Pool Estate, combining classic character with practical, well-balanced living accommodation. A notable feature of the property is the presence of timber-framed windows throughout, enhancing both the charm and architectural integrity synonymous with the estate.

Approached via a welcoming entrance porch, the property opens into a spacious living and dining room, offering a versatile and inviting space for everyday living and entertaining. The layout feels open yet comfortable, with excellent natural light flowing through the timber-framed windows.

To the rear, the kitchen enjoys pleasant views over the private rear garden, providing a practical and convenient setting for cooking and day-to-day living. A downstairs WC adds further convenience, particularly for families and visiting guests.

The first floor offers three well-proportioned bedrooms, each adaptable for use as sleeping accommodation, home office or guest space, alongside a family bathroom finished in a clean, neutral style.

Externally, the rear garden provides a private outdoor retreat, ideal for relaxing, gardening or outdoor dining. The property further benefits from its end-terrace position, offering additional privacy, along with a garage en bloc for parking or storage.

Positioned within one of Harborne’s most desirable residential enclaves, this home presents an excellent opportunity for first-time buyers, professionals and families alike to enjoy the lifestyle and community that Moor Pool is renowned for.

Area

Carless Avenue is ideally positioned within the highly regarded Moor Pool Estate, one of Harborne’s most desirable residential locations. Designed in the early 20th century by architects J.H. Hare and Barry Parker, the estate is celebrated for its Arts and Crafts influence, generous green spaces and strong sense of community, all of which contribute to its enduring appeal and conservation status.

This enviable setting places the property within comfortable walking distance of Harborne High Street, offering an excellent selection of independent cafés, award-winning restaurants and popular retailers including Waitrose and Marks & Spencer Foodhall. The Moor Pool community centre, park, tennis courts and local amenities are also close by, creating a unique village-style atmosphere rarely found so close to the city.

The location is particularly convenient for Birmingham University, the Queen Elizabeth Medical Complex and the wider Medical Quarter, making it ideal for professionals and academics. Birmingham city centre is easily accessible via well-connected public transport links and nearby arterial routes, with the A38 and M5 motorway network providing direct access to the M6 and Birmingham International Airport.

Families are exceptionally well catered for, with a strong selection of highly regarded schools nearby. These include Harborne Primary School, along with Edgbaston High School for Girls, The Blue Coat School, Hallfield Preparatory School, West House, The Priory School and the prestigious King Edward Foundation Schools.

With green spaces, leisure facilities and a vibrant high street all within easy reach, Carless Avenue offers a rare opportunity to enjoy the character and community of the Moor Pool Estate alongside the convenience of modern Harborne living.

Approach

Paved steps and pathway leading to the front door with a front garden and mature hedges and trees.

Porch

Wall light point and door leading to:

Lounge/Diner

Wooden flooring, electric fire with surround, ceiling light point, wall light point, two radiators, ceiling coving, power points and timber framed window to front elevation.

Hall

Ceiling light point, door to rear garden and further doors leading to:

Kitchen

Wall and base units, tiling to splash back areas, four gas ring hob and oven, ceiling light point, space for appliances, housing for boiler, power points and timber framed window to rear elevation.

WC

Low level WC, corner wash hand basin, ceiling light point and timber framed obscure window to rear elevation.

Landing

Ceiling light point, carpeted, loft hatch with access to the loft, storage which houses the water tank and doors to:

Bedroom One

Built in storage, ceiling light point, engineered wooden flooring, radiator, power points and timber framed window to front elevation.

Bedroom Two

Built in storage, ceiling light point, engineered wooden flooring, radiator, power points and timber framed window to rear elevation.

Bedroom Three

Built in storage, ceiling light point, engineered wooden flooring, radiator, power points and timber framed window to front elevation.

Rear Garden

Paved patio with pathway leading to rear gate for access to the garage en bloc, laid to lawn and fence to borders and mature trees.

Garage En Bloc

Separated from the property with a up and over door.

Further Details

- Tenure: Freehold
- Council Tax Band: D
- EPC: TBC
- Utility supply, rights and restrictions:
- Broadband: FTTP
- Electricity supply: Mains supply
- Sewerage: Mains supply
- Water supply: Mains supply
- Other information
- Construction materials: Brick
- Roof material: Tile

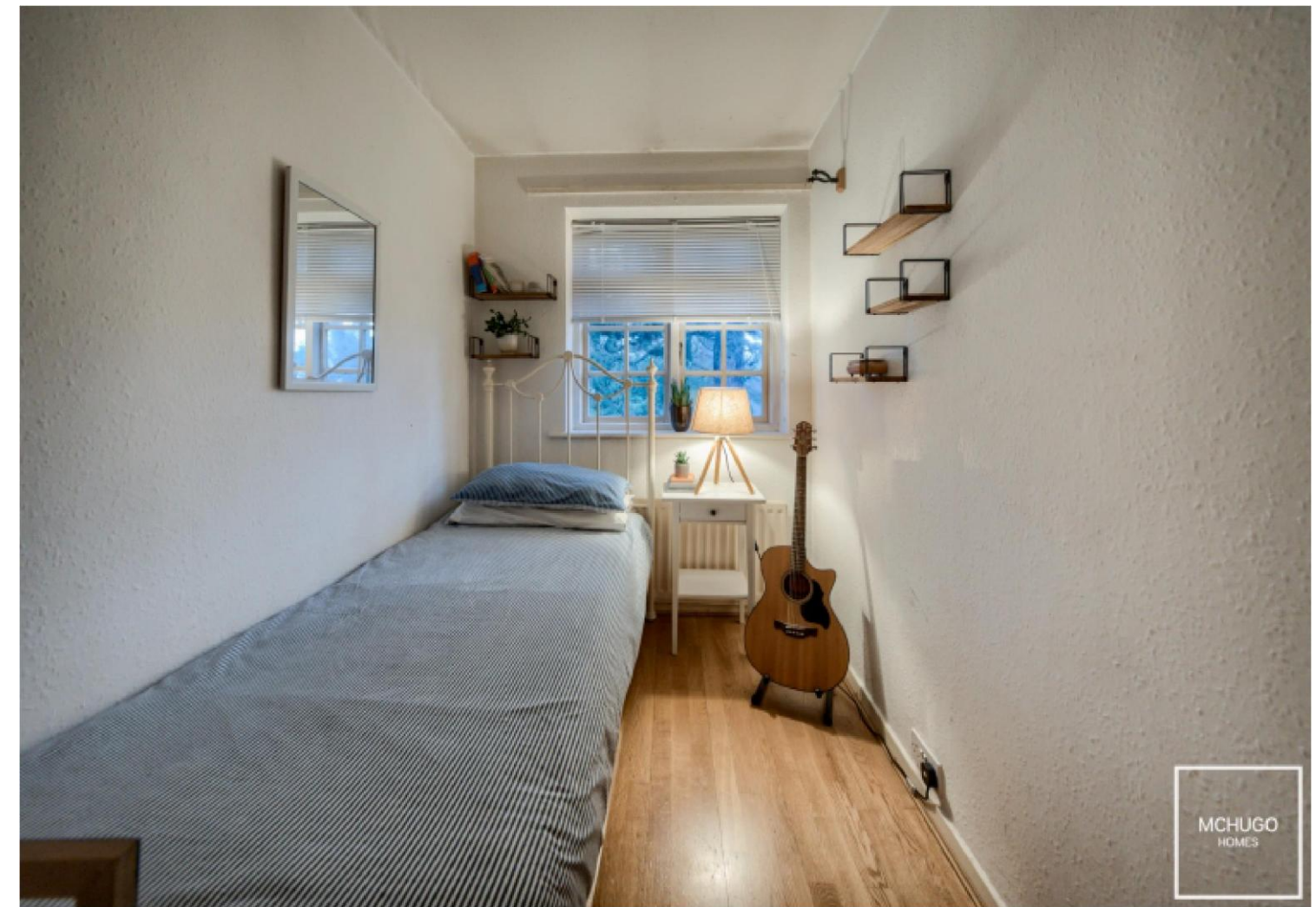
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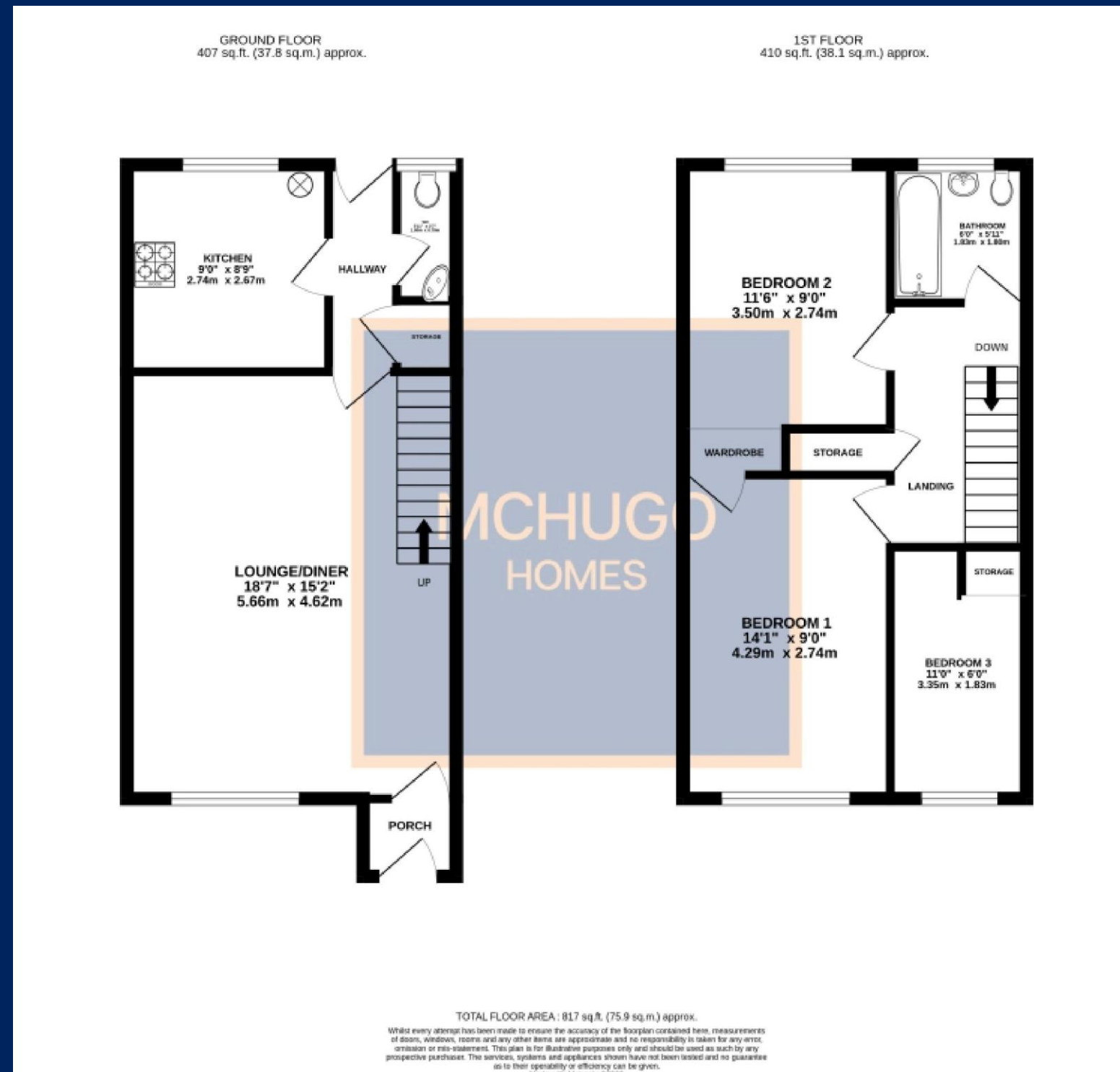
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

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









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