



54 Carless Avenue, Birmingham, B17 9BW

Asking Price £760,000

A beautifully presented four bedroom semi-detached home located within the popular Moor Pool Estate on Carless Avenue. This property has been improved to a high standard with modern interiors and design throughout.

Approached via a mature fore garden with a rare opportunity of two parking spaces and a single garage. To the front of the ground floor is a large living room with a log burner and built in storage, benefitting from an abundance of natural light throughout. To the rear sits a dining room leading onto a downstairs W.C and a generously extended open plan kitchen / living space with a sleek design and fitted appliances. The whole of the ground floor includes a perimeter heating system located in the skirting boards.

To the first floor is a main family bathroom and three double bedrooms - one of which includes an en-suite bathroom with walk in shower. To the second floor is a large double bedroom which had been thoughtfully converted from the original loft space benefitting from additional storage points.

Finally, leading out of the bifold doors to the rear of the property is a large private garden with patio area. Further to this the garden includes decking with a summerhouse and raised lawn to the rear, creating a perfect family entertainment space.

EPC - C
Council Tax Band - D
Tenure - Freehold

Location



Carless Avenue sits proudly in this quiet residential area and enjoys an excellent quality of life for the residents. The bustling Harborne High Street is within close proximity, providing a plethora of facilities such as boutique shops, trendy cafés and bars, along with several popular supermarkets. The Queen Elizabeth Medical Complex and University of Birmingham are easily accessible and the property sits within the catchment area for outstanding schooling facilities with the local transport links providing regular services.

Entrance Hall



Tiled flooring, under stair storage, ceiling light point and double glazed window to front elevation.

Living Room



Carpeted flooring, double glazed bay window to front elevation, log burner, fitted cupboard and ceiling light point.

Dining Room



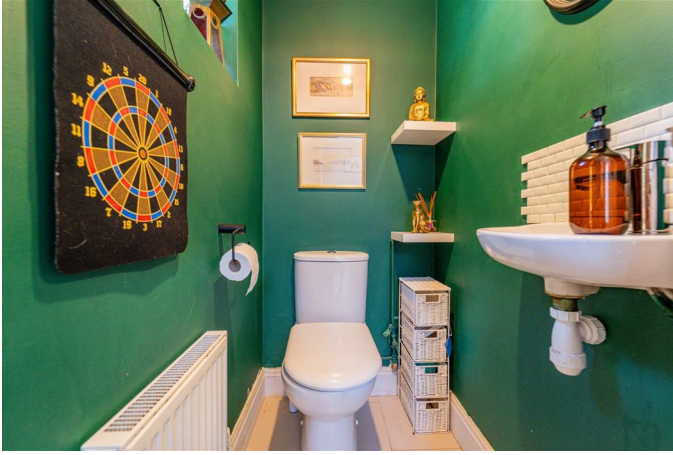
Wood flooring, ceiling light pendant and double glazed window to side elevation.

Open Plan Kitchen Diner



Tiled flooring, part tiled walls, varnished wood worktops, ceiling light pendant, integrated appliances, gas hob, radiator, island with ceramic Belfast sink, two ceiling light pendants, skylight, utility room, double glazed window and bifold doors to rear elevation.

Downstairs W.C



Tiled flooring, radiator, double glazed obscure window to side elevation, ceiling spotlight point, low flush W.C and hand wash basin.

Garden



Maintained lawn, mature shrub beds, large patio, decking, summerhouse, raised lawn with exterior stone wall, fences and hedges to boundaries.

Master Bedroom



Carpeted flooring, ceiling light point, radiator, double glazed window to front elevation, fitted wardrobes with sliding doors and door leading to en-suite.

EN-Suite



Tiled walls, tiled flooring, walk in shower cubicle, heated towel rail, hand wash basin, low flush W.C and ceiling light point.

Bedroom Two



Carpeted flooring, double glazed window to rear elevation, ceiling light point, built in storage and radiator.

Bedroom Three



Carpeted flooring, ceiling light point, double glazed window to front elevation and radiator.

Family Bathroom



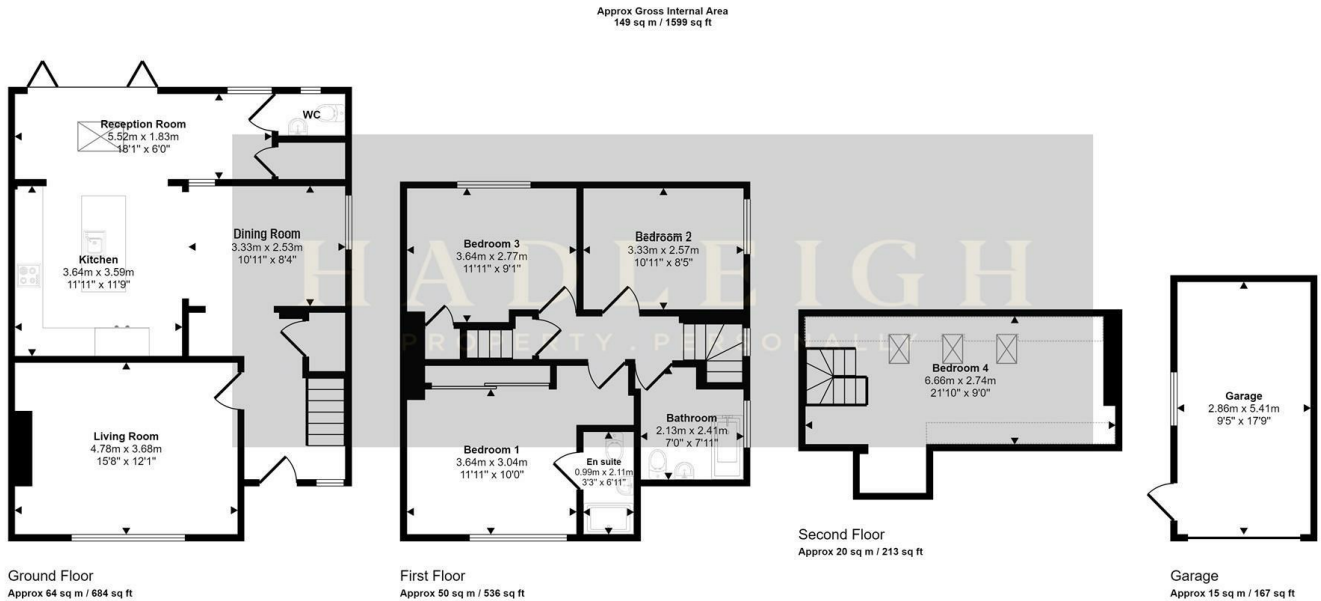
Tiled flooring, tiled walls, ceiling light point, double glazed obscure windows to rear elevation, heated towel rail, low flush W.C, hand wash basin and bath with shower over.

Bedroom Four



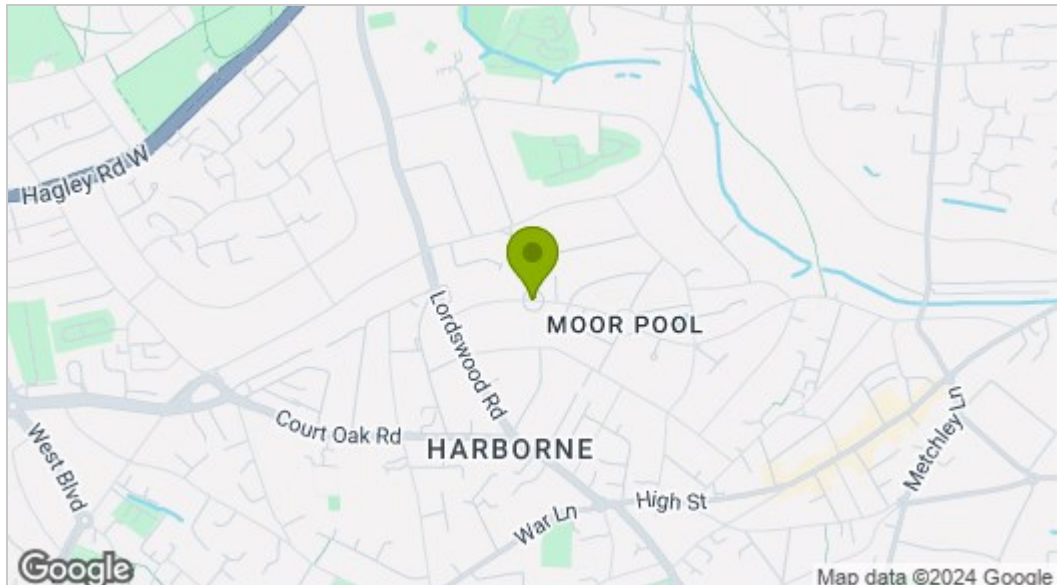
Carpeted flooring, ceiling light points, three double glazed skylights, radiator and storage points.

Floor Plan

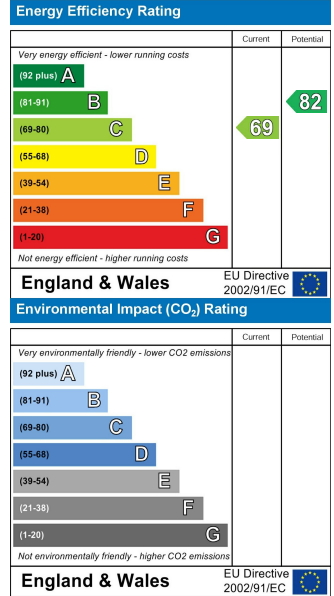


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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