



56 High Brow, Birmingham, B17 9EN

Asking Price £775,000

Hadleigh Estate Agents are delighted to offer a rare opportunity to acquire a beautiful four bedroom semi-detached family home located on the ever desirable High Brow nestled within the prestigious Moor Pool estate, Harborne. This beautiful home benefits from a large two / three car driveway and garage - an anomaly on the estate.

The property is set over a generous three floors and has been improved to a high standard still however retaining an array of original features. The entrance hall leads onto a handsome living room, with herringbone wood flooring, bespoke shelving and original fireplace with original tiling. To the rear of the property is a well-dressed kitchen / living area boasting plenty of natural light throughout. The kitchen area includes a large island and quality appliances. Leading from the kitchen is a convenient utility room which houses the washing machine and dryer with a stable style door leading to the garden.

On the first floor there are three double bedrooms and a family bathroom. The master bedroom benefits from including an en-suite bathroom with shower cubicle. To the second floor there is a further large double bedroom with built in storage and bathroom.

The rear is a reposeful private garden. Accessible via the kitchen or utility room which leads to a patio area perfect for outdoor seating or as an entertainment space. Further accessible via the garden is a home office and garage.

High Brow is a sought after location and is close to Harborne Village with an outstanding High Street with a range of excellent shopping, cafés and restaurants. Birmingham City Centre, the Queen Elizabeth Medical Complex and Birmingham University are readily accessible. There are also excellent schools for children of all ages.

EPC - D Council Tax Band - E Tenure - Freehold

Entrance Porch

Tiled flooring, ceiling spotlight points, windows and door to front elevation.

Entrance Hall



Herringbone wood flooring, ceiling light pendant and radiator.

Kitchen Diner



Tiled flooring, three radiators, double glazed sliding door to rear elevation, double glazed window to rear elevation, double glazed French doors to side elevation, three ceiling light pendants, ceiling spotlight points, ample cupboard space, double integrated oven, induction hob and integrated appliances.

Living Room



Herringbone wood flooring, bay window to front elevation, ceiling light pendant, radiator, bespoke shelving and original fireplace with tiling.

Downstairs W.C



Tiled flooring, part tiled walls, double glazed obscure window to side elevation, ceiling light pendant, radiator, low flush W.C and hand wash basin.

Utility Room



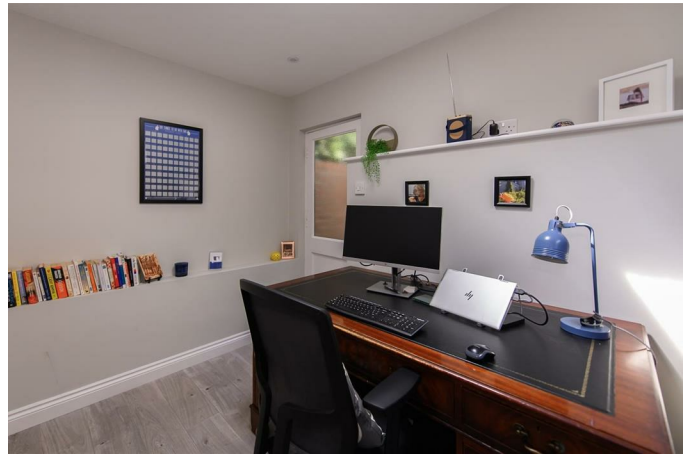
Tiled flooring, part tiled walls, double glazed window to front elevation, two wall light points, fitted storage cupboards and stable style door to rear elevation.

Garden



Large patio, mature shrub beds, maintained lawn, hedges and fences to boundaries.

Office



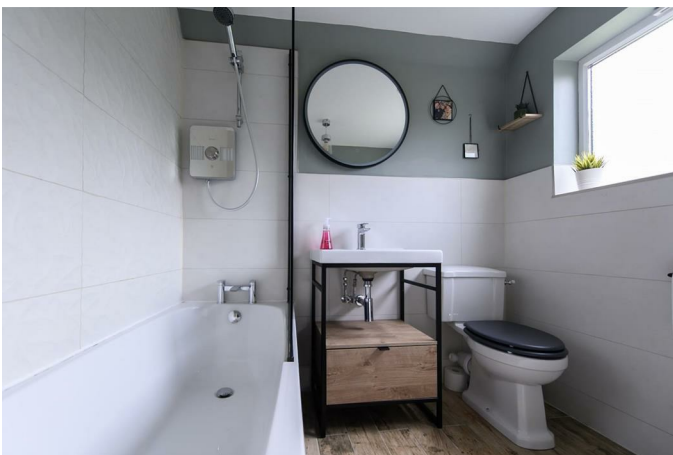
Wood flooring, double glazed window to side elevation, double glazed skylight, ceiling spotlight point and door leading to garage.

First Floor Landing



Carpeted flooring, wall light point, and doors leading to; Master bedroom, bedroom three, bedroom four and family bathroom.

Family Bathroom



Wood effect tiles. double glazed obscure window to side elevation, ceiling light pendant, heated towel rail, built in storage, bath with shower over, low flush W.C and hand wash basin.

Master Bedroom



Carpeted flooring, double glaze window to front elevation, ceiling light pendant, radiator, fitted wardrobe and folding door leading to EN-suite.

EN-suite



Wood flooring, part tiled walls, radiator, double glazed obscure window to side elevation, ceiling light point, shower cubicle, low flush W.C and hand wash basin with storage underneath.

Bedroom Three



Carpeted flooring, double glazed window to rear elevation, ceiling light pendant, radiator and fitted wardrobe.

Bedroom Four



Carpeted flooring, double glazed window to rear elevation, ceiling light pendant and radiator.

Second Floor Landing



Carpeted flooring, built in storage, ceiling light pendant, double glazed skylight and doors leading to bedroom two and bathroom.

Bathroom



Wood flooring, two ceiling light points, radiator, part tiled walls, double glazed skylight, shower cubicle, hand wash basin and low flush W.C.

Bedroom Two



Carpeted flooring, double glazed window to side elevation, double glazed skylight, built in storage, radiator and ceiling light pendant.

Garage

Two ceiling strip lights, ample storage, garage door to front elevation.

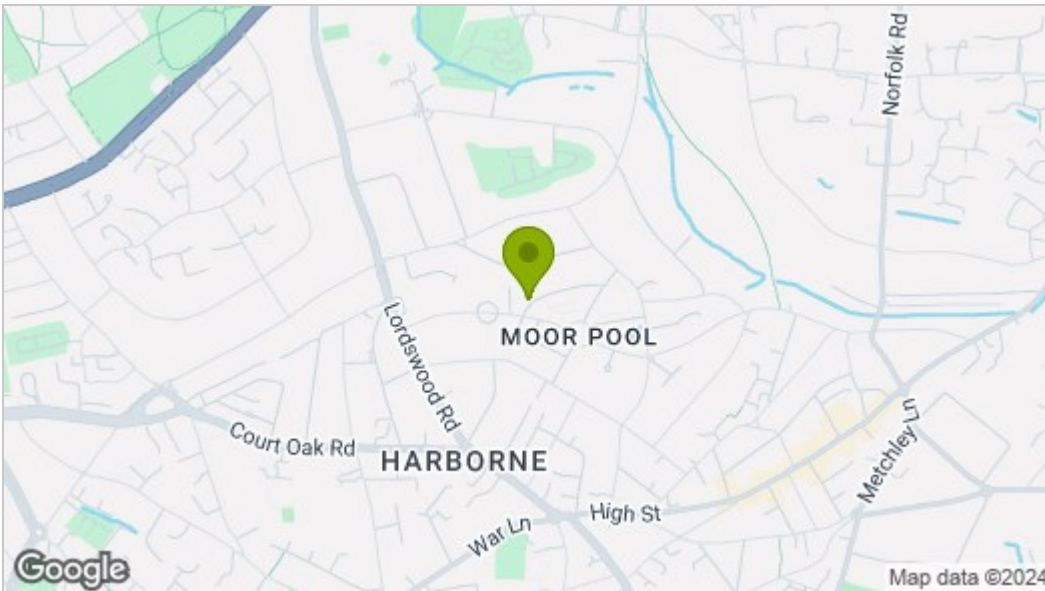
Floor Plan

Approx Gross Internal Area
176 sq m / 1890 sq ft

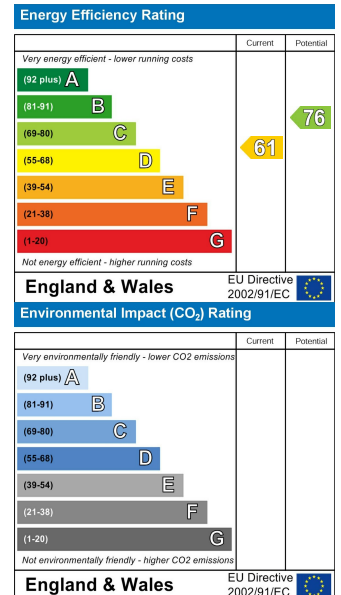


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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