



56 Moor Pool Avenue, Birmingham, B17 9DT

Offers In The Region Of £385,000

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced house for sale. Situated on the ever popular Moor Pool Avenue within the Moor Pool Estate, the property is within easy reach to Harborne High Street, offering an array of bars, restaurants and shops. Also nearby Queen Elizabeth Hospital, University of Birmingham and excellent transport links into Birmingham City Centre.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - D

Council Tax Band - D

Location



MOOR POOL AVENUE is a central location within the Moor Pool Estate which is highly desirable and sought after. Harborne High Street is readily accessible with its excellent shopping, café and restaurant facilities and the Queen Elizabeth Medical Complex and University of Birmingham are close at hand. There are excellent schools for children of all ages with desirable institutions such as The Blue Coat School, Edgbaston High School for Girls and King Edward Five Ways.

Introduction

This property is an excellent opportunity to both first time and investment buyers. Enjoying splendid views over the Moor Pool itself, the gas centrally heated accommodation briefly comprises; reception hall, living room, dining kitchen, two bedrooms and bathroom.

Lounge



Double glazed window to front elevation, radiator and ceiling light points.

Kitchen lounge



Double glazed window to rear elevation, door leading to garden, range of base units, integral oven, hob and extractor hood, plumbing and space for a washing machine.

Bedroom one



Double glazed window to front elevation, radiator.

Bedroom Two



Double glazed window to rear elevation, radiator.

Bathroom



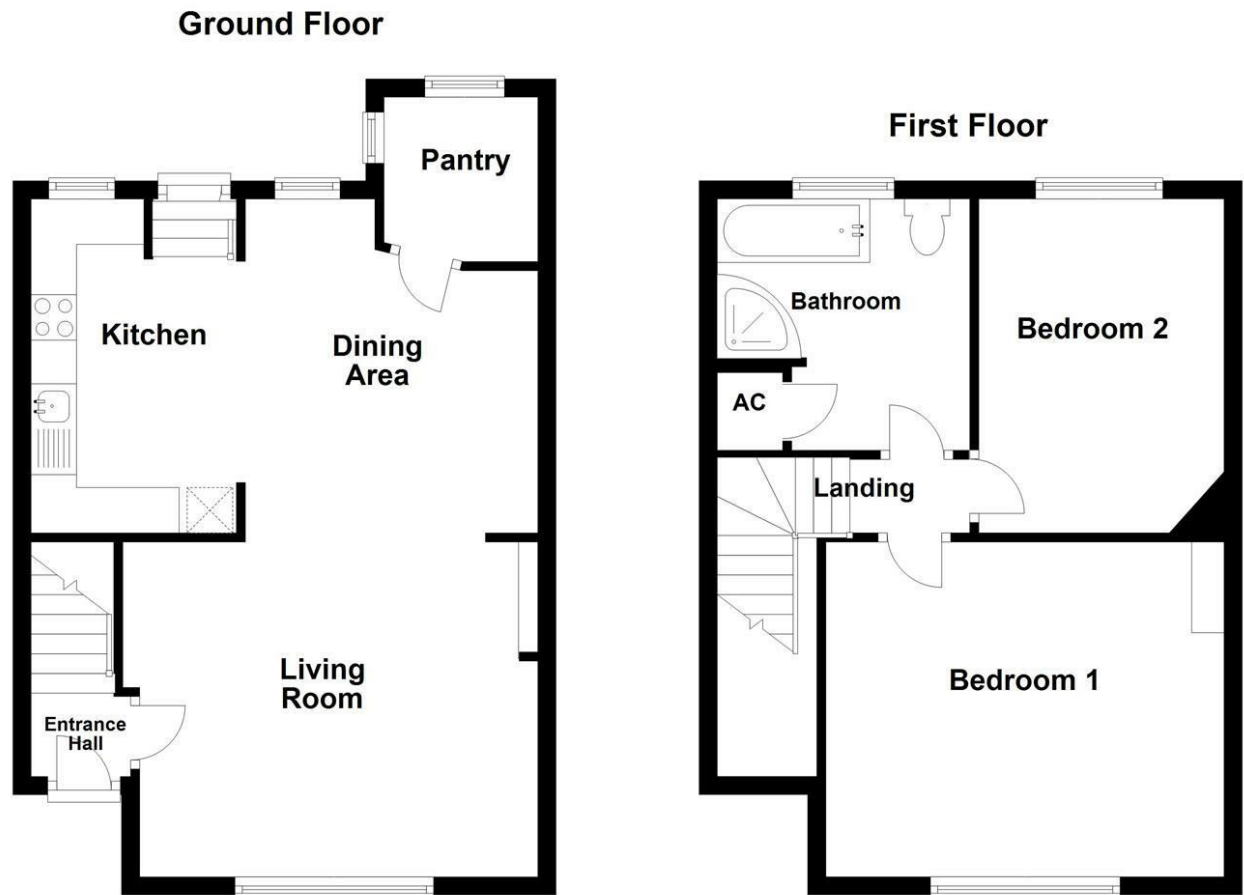
Double glazed window to rear elevation, panelled bath, shower cubicle, low flush WC, wash hand basin, airing cupboard housing boiler.

Garden



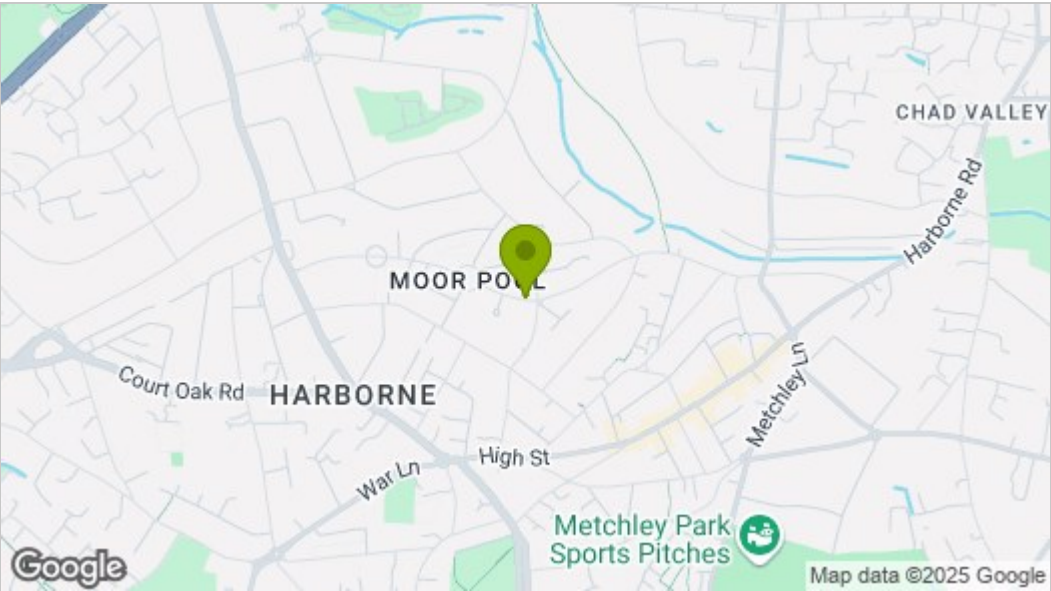
The real centrepiece of the property with attractive mature borders looking over the stunning Moor Pool Pond.

Floor Plan

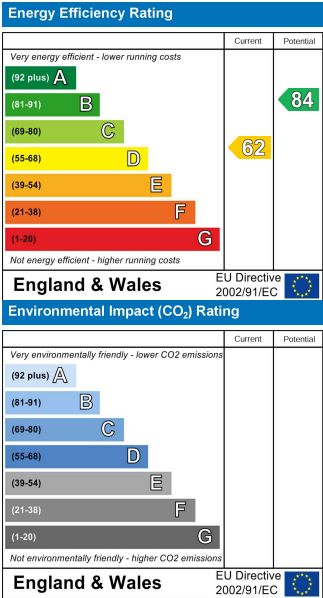


Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part
any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.