



West Pathway, Birmingham, B17 9DU

£485,000



An immaculately presented and extended period home situated in this quiet cul-de-sac location within the heart of the Moor Pool Estate in Central Harborne. This much improved property provides three double bedrooms and beautifully designed open plan living to the rear of the property. Being Sold with No Upward Chain.

The property is set within a quiet cul-de-sac location with the internal accommodation spanning across three floors, the property also provides gas central heating and double glazing in full.

The property is set back above street level via a traditional blue brick pathway with steps leading to the property entrance, accompanied beautifully with a mature decorative fore-garden. The entrance provides a staircase to the first floor and direct access into a cosy front reception room, complete with an exposed brick fireplace and under-stairs storage. To the rear of the property is a fantastic open-plan kitchen living space, with vaulted ceilings and bi-folding doors leading out to the south-facing rear garden, it is a wonderful entertainment space for both family and guests. The kitchen area includes breakfast bar area and integrated appliances include oven with induction hob and dishwasher. A downstairs WC also includes additional utility space with plumbing and power for a washing machine.

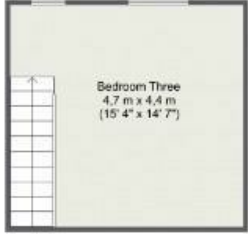
The upstairs accommodation provides three double bedrooms set over two floors, with a wonderful master bedroom occupying the whole second floor which again offers wonderful vaulted ceilings and exposed timber beams and brickwork, with ample under-eaves storage space. A partly-tiled modern refitted bathroom suite completes the internal accommodation which includes a vanity sink unit, bath and separate shower above. A beautifully manicured, tiered and south-facing rear garden compliments the property, with both patio and lawn areas combined with a variety of mature plants, bushes and small trees.



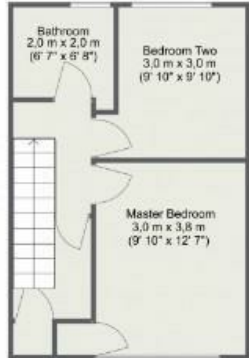
Superbly located in the heart of the Moor Pool Estate with its wonderful heritage, the nearby tennis courts, bowling green and the Moor Pool itself provide a meaningful sense of community and a wonderful picturesque residential area to be apart of. Harborne village is less than half a mile away with its boutique shops and high end supermarkets, its eateries and local pubs also provide for a vibrant and bustling night life. Harborne leisure and swimming centre is situated a short walk away along with Harborne primary school and this area remains highly sought after by medical staff and lecturers working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex which are just over a mile away.

Tenure: Freehold
Council Tax Band: C

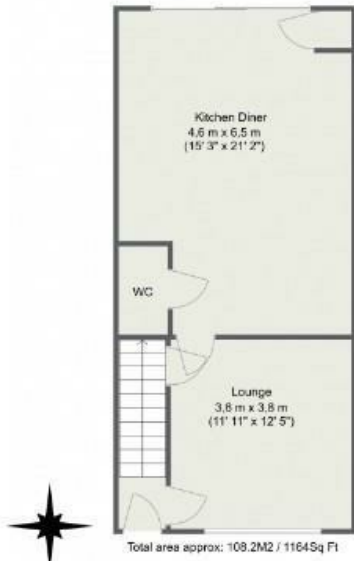
West Pathway
Second Floor



First Floor



Ground Floor



Total area approx: 109.2M2 / 1164Sq Ft
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

- Superbly Extended and Improved Period Home
- Three Double Bedrooms
- Quiet Cul-De-Sac Location in the Prestigious Moor Pool Estate
- Secluded South Facing Rear Garden
- Open-Plan Kitchen Living at the Rear of Property
- Excellent Links to Queen Elizabeth Medical Complex and Birmingham University
- No Upward Chain
- EPC Rating - C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 86 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.