



Moor Pool Avenue

Harborne, Birmingham, B17 9DS

Offers In The Region Of £795,000



- Stunning Five Bedroom Family Home
- Driveway for Multiple Cars and Garage
- Beautifully Landscaped Front and Rear Gardens
- No Upward Chain
- One of the Best South Facing Plots within the Prestigious Moor Pool Estate
- Exceptional Open-Plan Living Quarters to the Rear of Property
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating - D

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An enviable and beautifully presented five bedroom residence situated in this prestigious address within the heart of the Moor Pool Estate in Harborne. This executive family home is positioned within beautifully landscaped gardens to both the front and rear of the property with a driveway for multiple cars. A rare no upward chain opportunity for someone to acquire an outstanding property within an exclusive residential address.

The property is set back away from the street via a blue brick driveway, beautifully secluded by a decorative front fore-garden with mature bushes and hedgerow boundary. The property provides gas central heating and double glazing throughout. As you enter the hardwood entrance door, you are greeted by a warm and welcoming hallway with 'Amtico' flooring continuing through to the rear of the property, with a partly tiled guest cloakroom and staircase to the upper accommodation.

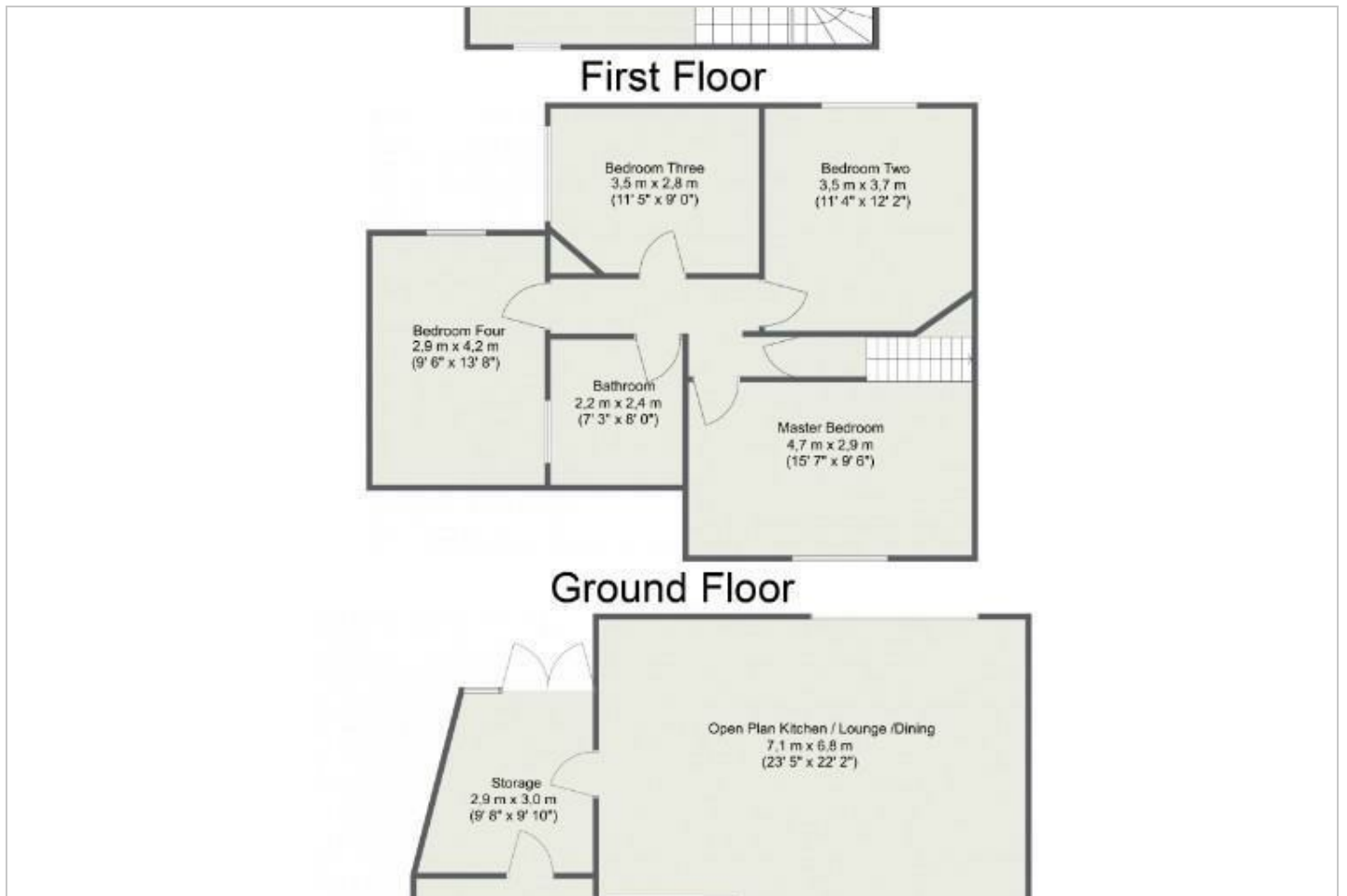
A front snug room offers a quaint and cosy place to watch TV with family, and a separate and extremely useful utility room includes additional storage units, integrated freezer, work surfaces and space for washing machine. Towards the rear of the property is the showstopping extended open plan living quarters, with bi-folding doors all across the rear elevation and 'Velux' skylights providing plenty of natural light, this space superbly combines space for both family living and dining with a magnificent integrated kitchen that has matching island and comprises wall and base level units with 'Quartz' worktops, integrated appliances include a double oven and microwave grill with warming tray, induction hob, integrated fridge, freezer and dishwasher. Off the kitchen is a useful storage room with space for an additional freestanding fridge freezer, access to the rear garden and integral access to the garage which has double doors with power and light source and houses the central heating boiler.

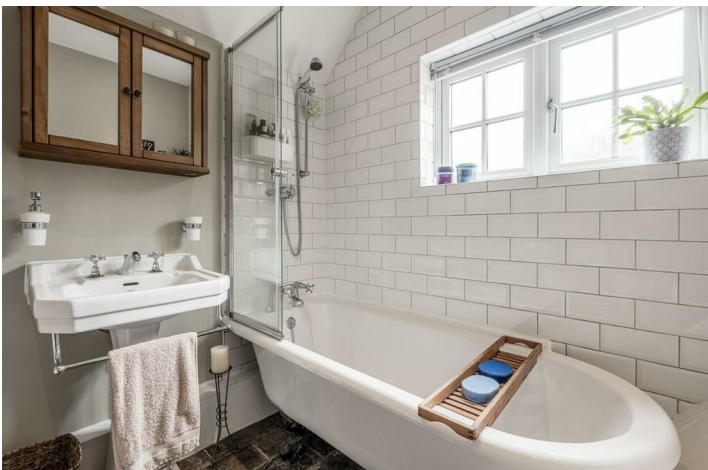
The upstairs accommodation is tiered and set over two floors providing five generously sized bedrooms to both the front and rear of the property, these include an extended room above the garage with wonderful vaulted ceilings which is currently used as an office, and three family bedrooms. To the second floor is a further double bedroom with 'Velux' skylights and retaining some under eaves storage.

A beautifully landscaped south facing rear garden completes the property, providing a stone patio across the width of the property, which leads up to a lawn area with raised mature borders and sleepers. A wide variety of decorative plants and bushes compliment the garden, with steps leading up to a garden shed towards the back of the garden.

The property is superbly located within the Moor Pool Estate with its wonderful heritage, with the centre of Harborne village less than half a mile away providing a vast array of boutique shops and excellent renowned local schools. Harborne has a wonderful selection of superb eateries, coffee shops and gastro-pubs which provide for a vibrant and bustling night life. Harborne Leisure Centre is situated at the very top of the village and this area remains highly sought after by medical staff and lecturers working within the Birmingham University's Edgbaston campus and Queen Elizabeth Hospital which are both easily accessible and just over a mile away.

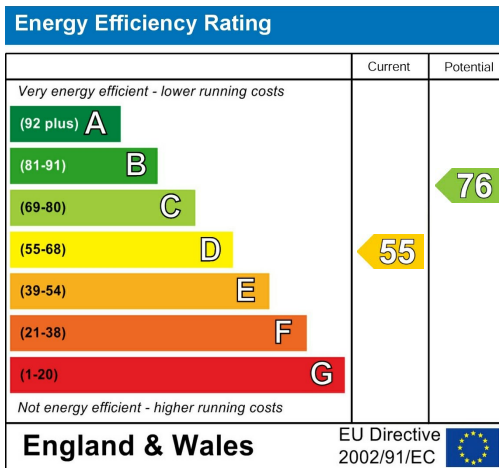
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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.

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