

HUNTERS[®]

HERE TO GET *you* THERE



Carless Avenue

Harborne, Birmingham, B17 9BN

£800,000



- Beautifully Maintained Four Bedroom Family Residence
- Immaculately Landscaped Front and Rear Gardens
- Fantastic Local School Catchment
- Excellent Links to QE Medical Complex and Birmingham University
- One of the Largest Plots within the Moor Pool Estate
- Double Garage and Off-Street Parking
- Scope for Further Extension and Development Subject to Relevant Planning Permissions
- EPC Rating - E

Tel: 0121 647 4233

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An immaculately maintained four bedroom residence situated in this highly sought after location within the heart of the Moor Pool Estate in Harborne. This enviable property is one of the largest plots in the area is surrounded by beautifully manicured front and rear gardens with off-road parking available for multiple cars alongside a double garage to the rear. With fantastic scope for further development this property is a rare opportunity for someone to acquire an outstanding plot within an exclusive residential postcode.

Set back well away from the street this attractive property was built in 1912, and since that time has only had 3 owners, exemplifying the popularity of the property and its location. Positioned above street level with a wonderful eye catching front garden, with a driveway for one car and block paving throughout the garden up to the property entrance, including a vast array of lawn space and variety of plants and bushes. The property is fully double glazed and also provides gas central heating, retaining a host of its fantastic original period features throughout.

An entrance porch greets you with a secondary hardwood door into the entrance hallway which provides some built-in storage and staircase to the upper floors. A through lounge dining room combines both front and rear reception rooms, both including dual aspect windows and feature fireplaces with the rear reception leading onto the UPVC conservatory towards the back of the property. The breakfast kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, including integrated dishwasher and space for freestanding oven and washing machine, with ample space for breakfast table and chairs and a built-in pantry. A utility leads off the kitchen offering space for additional appliances such as fridge-freezer. with access to a guest WC and the study room to the back of the property offers an excellent space for a home office and working from home.

The upstairs accommodation is set over two floors and provides four superbly sized bedrooms, including three double bedrooms to the first floor, all with decorative cast iron fireplaces and two of them with fitted wardrobes, complimented by a family bathroom and separate WC. To the second floor is a reception/drawing room area with large gallery window overlooking the rear gardens, and this leads to the fourth double bedroom with 'Velux' skylight and a separate partly tiled shower room.

A magnificent, tiered rear garden completes this wonderful property, beautifully manicured throughout with a selection of flowerbeds, bushes and small trees. It features a useful garden room with tiled flooring just off the study room. A pathway leads up the garden with two small ponds, separate lawn and patio areas with a shed to the top of the garden and access to the double garage. The garage is at the rear, providing access via Wentworth Road for off-street parking for a number of cars, with an electric up-and-over door, power and light source.

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 Medical Complex which are both easily accessible and just over a mile away.

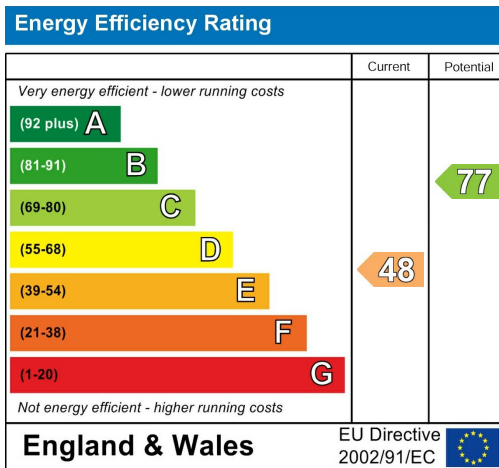
Floorplan







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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