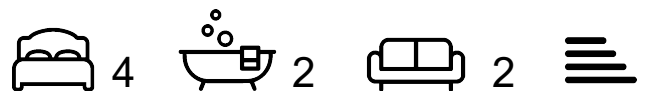




## Carless Avenue

Harborne, Birmingham, B17 9BW

Offers In Excess Of £775,000



- Envious Semi-Detached Property in Highly Desirable Address
- Located within the Prestigious Moor Pool Estate
- Beautiful Tiered Garden at Rear Of Property
- No Upward Chain
- Four Double Bedrooms
- Over 1750 Square Feet of Internal Accommodation
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - D

# Carless Avenue

Harborne, Birmingham, B17 9BW

Offers In Excess Of £775,000



An enviable and beautifully presented period residence situated in this prestigious address within the heart of the Moor Pool Estate in Harborne. This executive family home is deceptively spacious providing over 1750 square feet of internal accommodation and four generous double bedrooms, with a wonderful rear garden and off-road parking. A rare opportunity for someone to acquire an outstanding property within this exclusive residential postcode.

This attractive property is positioned away from the street with a driveway leading to the garage and rear gated access, with a decorative brick frontage with raised flowerbeds and an array of plants and small bushes. As you enter the property into the main entrance hall, a beautifully restored Parquet floor continues through the living accommodation, with stairs to the first floor and a really useful storage room ideal for coats and shoes. There are two large traditional front and rear reception rooms, separated by internal wooden double doors and with the rear reception including a log burner and patio doors leading out to the rear garden. The spacious breakfast kitchen has the original red brick quarry tiles and comprises wall and base level units with oak worktops, matching up-stand and tiled splash-back. There is an integrated oven and grill with gas hob and extractor fan, with space for dishwasher and a large fridge freezer. A utility room and downstairs WC complete the downstairs accommodation, providing space and plumbing for washing machine and tumble dryer and housing the central heating boiler.

The upstairs accommodation is set over two floors and provides four excellent sized double bedrooms in total.

The first floor includes three of the bedrooms, two of which provide beautiful dual aspect windows and plenty of natural light, and they are complimented with a partly tiled family bathroom suite with a separate WC which includes a vanity sink unit, large bath and separate electric shower,

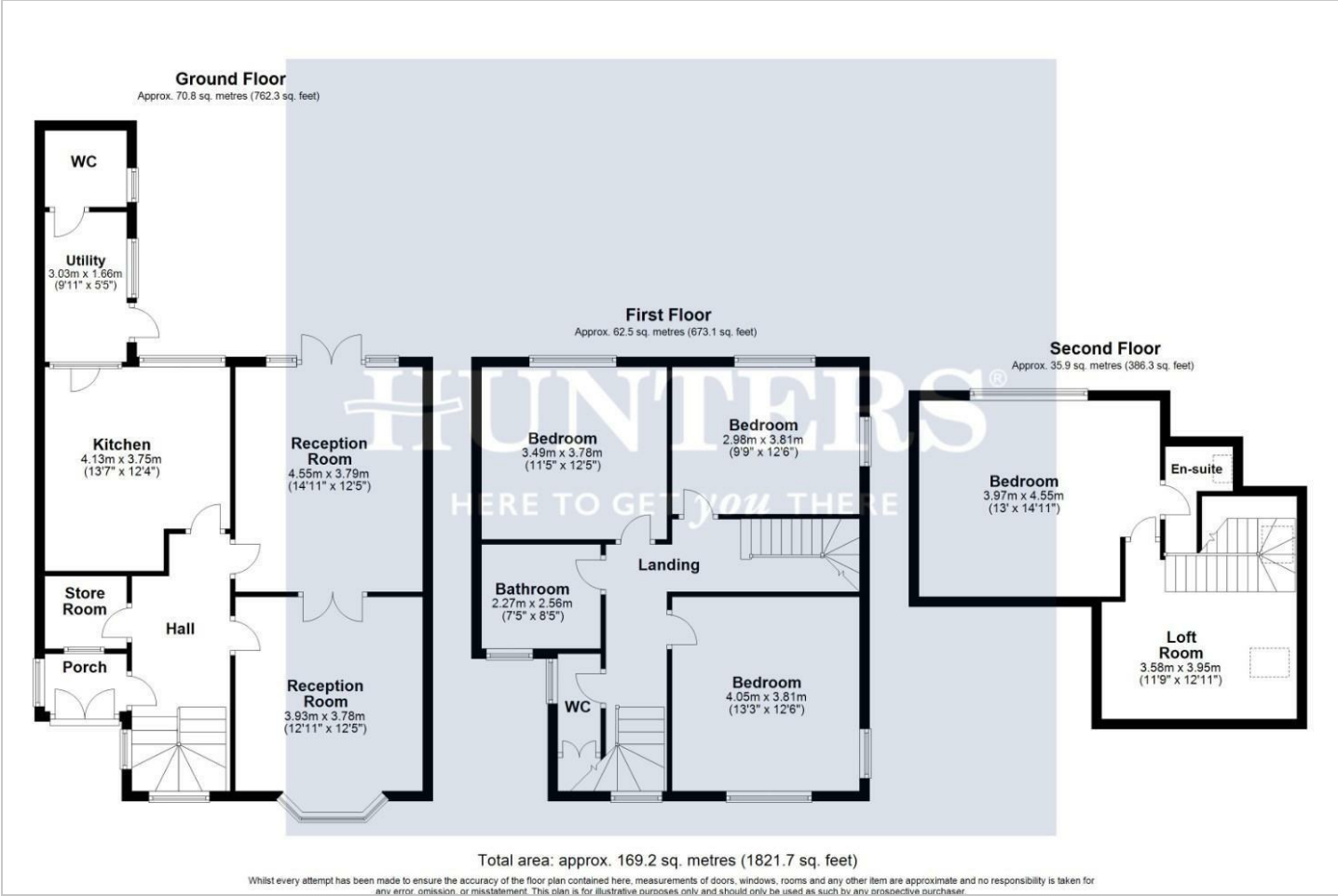
The staircase up to the second floor goes directly into a useful study room that leads into the fourth bedroom, with excellent views over the rear garden and some under eaves storage, complimented by a partly tiled en-suite including WC, vanity sink unit and shower cubicle with electric shower.

Outside to the rear is a magnificent and beautifully maintained tiered rear garden, which provides a number of lawn areas separated by raised stone flowerbeds and borders and a variety of mature plants, bushes and trees throughout.

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 social element. 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

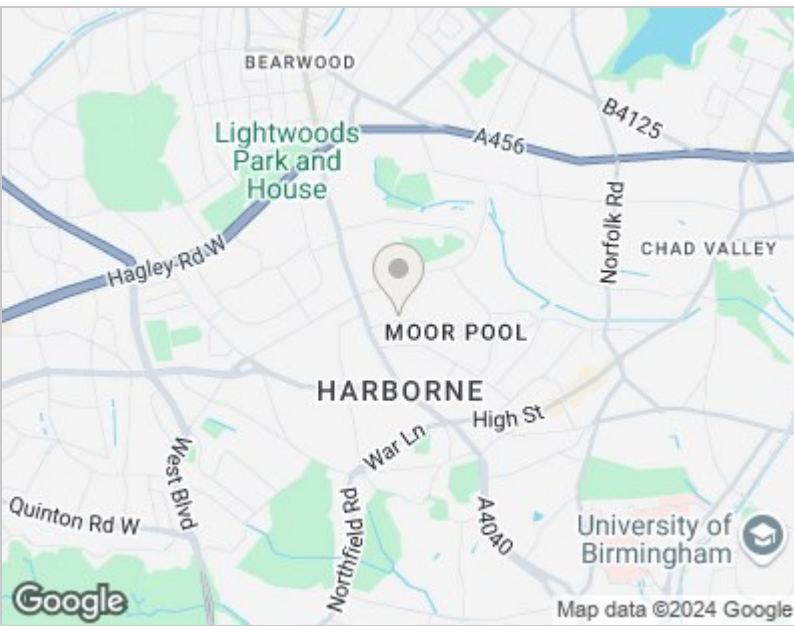


## Viewing

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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