HUNTERS

HERE TO GET you THERE

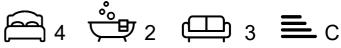


Carless Avenue

Harborne, Birmingham, B17 9BW

Offers In The Region Of £975,000









- Wonderful Four Bedroom Period Family Home
- Beautifully Landscaped Front and Rear Gardens
- Stunning Open-Plan Kitchen Dining with Bi-Folding Excellent Links to QE Medical Complex and Doors out to Rear Garden
- No Upward Chain

- Prestigeous Address within the Moor Pool Estate in Central Harborne
- Driveway and Garage Offering Off-Street Parking for Multiple Cars
- Birmingham University
- EPC Rating C

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An enviable and wonderfully presented four bedroom residence situated in this prestigious address within the heart of the Moor Pool Estate in Harborne. This executive family home is situated within beautifully landscaped front and rear gardens with off-road parking available for multiple cars and a garage. A rare opportunity for someone to acquire an outstanding property within this exclusive residential postcode.

This attractive property is positioned within a wonderfully secluded plot with a sizeable decorative front fore garden with hedgerow border. The property is set back well away from the street via a block paved driveway which provides ample space for multiple cars and leads to the garage and property entrance, it also includes gas central heating and is fully double glazed throughout.

As you enter the main entrance door, a light and welcoming hallway provides a staircase to first floor with storage underneath and access to a cloakroom and the ground floor receptions. The two traditional reception rooms are divided by internal double doors to become a through area or separate living and dining rooms dependent on your preference, with a bay window to the front reception, and a beautiful original cast iron fireplace, built-in storage and access to the garden from the rear reception room. A third reception room offers a useful reading or study area with a further feature fireplace and this leads through to the stunning open-plan kitchen dining room occupying the rear of the property. With a vaulted ceiling and bi-folding doors out to the rear garden, this stunning space provides a wonderful entertainment area for the family and guests, with under-floor heating throughout this space. The kitchen comprises wall and base level units, with Quartz worktops and matching up-stand, with butler style ceramic sinks and a breakfast bar area. Integrated appliances include a full length fridge and freezer, dishwasher and a freestanding Rangemaster oven with gas hob.

Tel: 0121 647 4233

A separate utility room occupies the rear of the garage and provides additional work surfaces with another sink unit, with space and plumbing for washing machine, tumble dryer whilst housing the central heating boiler, this space also includes underfloor heating independent from the rest of the house, enabling you to use the area to dry laundry even when the main heating system is off.

Upstairs on to the first floor is a spacious landing area which provides access to a boarded loft and into four generously sized double bedrooms, one which includes built-in wardrobes and one at the rear with dual aspect windows to the side and rear that has access to a partly tiled en-suite shower-room comprising WC, wall mounted sink unit and walk-in shower cubicle with electric shower. The property internal accommodation is completed with a large fully tiled family bathroom comprising WC, wall mounted sink unit, bath and a separate walk-in shower cubicle.

Outside, the stunning rear garden has a sandstone patio wrapped around the side and rear of the property with steps up to a large sun-soaked decking area and large lawn space, with mature borders and a variety of beautifully manicured plants, bushes and trees throughout with hedgerow either side. The garage also houses the hot water cylinder and provides excellent storage or space for a large vehicle.

The property is situated in this prestigious part of Harborne within the heart of the Moor Pool Estate, renowned for its wonderful heritage, and in close proximity to the highly regarded High Street, offering a wide variety of amenities including highend supermarket retailers such as Waitrose and Marks & Spencers, along with an excellent range of independent and award winning pubs and eateries. The immediate location also offers excellent access to Queen Elizabeth Medical Complex and Birmingham University, both of which are within approximately a mile radius, and there are excellent transport links directly in to

Birmingham City Centre. The area also boasts a wide range of outstanding schools for children of all ages in both the private and state sector - including Harborne Primary School and Chad Vale alongside the Blue Coat School.

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Floorplan

















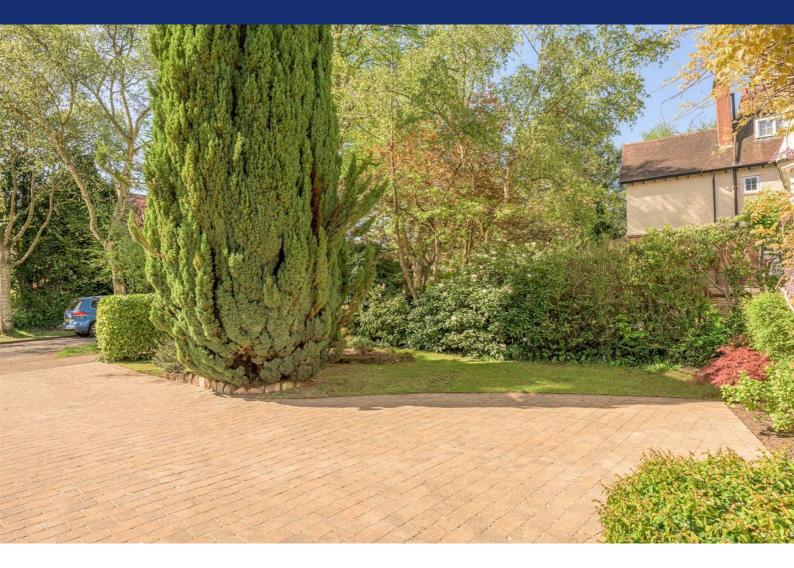




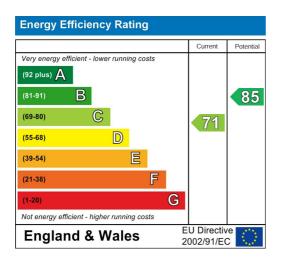








Energy Efficiency Graph

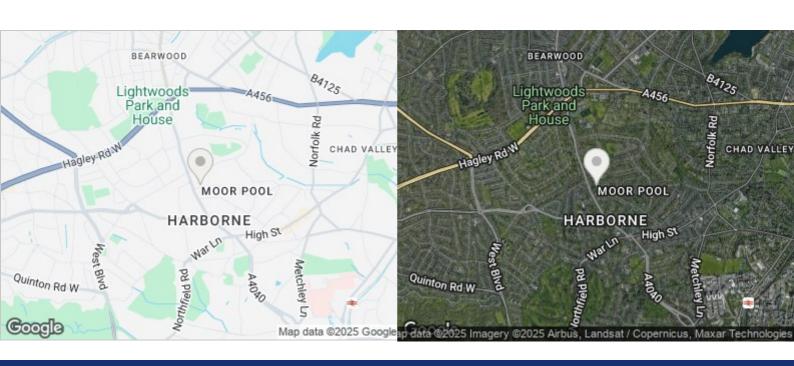




Viewing

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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