



Carless Avenue, Harborne, Birmingham, B17 9BN

- Wonderful Mid-Terraced Property within the Moor Pool Estate
- Prestigious Address in Close Proximity to Harborne High Street
- Garage En-Bloc
- EPC Rating - C
- Three Bedrooms
- Secluded Rear Garden
- Excellent Links to QE Medical Complex and Birmingham University

Offers In The Region Of £350,000



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A well presented mid-terraced family home situated in this highly desirable location within the Moor Pool in Harborne Village. The property provides three generously sized bedrooms and the majority of the ground floor offers fantastic open-plan living with a low maintenance secluded rear garden.



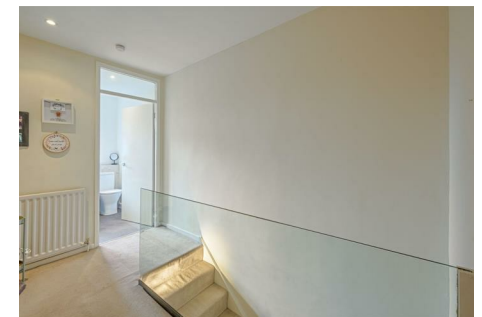
The property is set back away from the main road secluded behind a mature hedgerow with bushes and plants, offering fantastic privacy and tranquil settings to the property and its neighboring homes, a private pathway leads to the property entrance, and there is a garage en-bloc situated to the rear of the property. As you enter through into the property, a useful porch provides excellent coat and shoe storage with a secondary door leading into the open plan living accommodation across the ground floor. This area provides the staircase to the first floor and ample space for both living and dining room furniture. Heading towards the rear of the home is access to the rear garden and an archway through to the kitchen area which comprises stainless steel wall and base level units, with matching work surfaces and splash-back, integrated oven with electric hob, integrated fridge and freezer with space and plumbing for both washing machine and dishwasher, the kitchen also houses the central heating boiler.



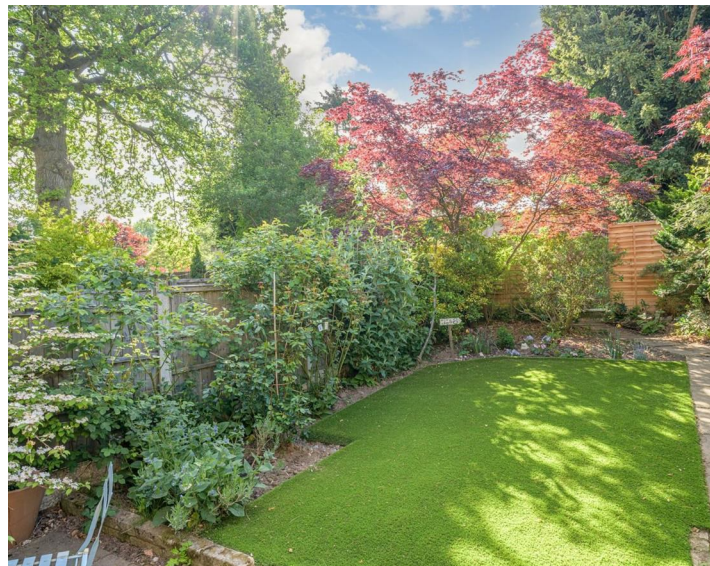
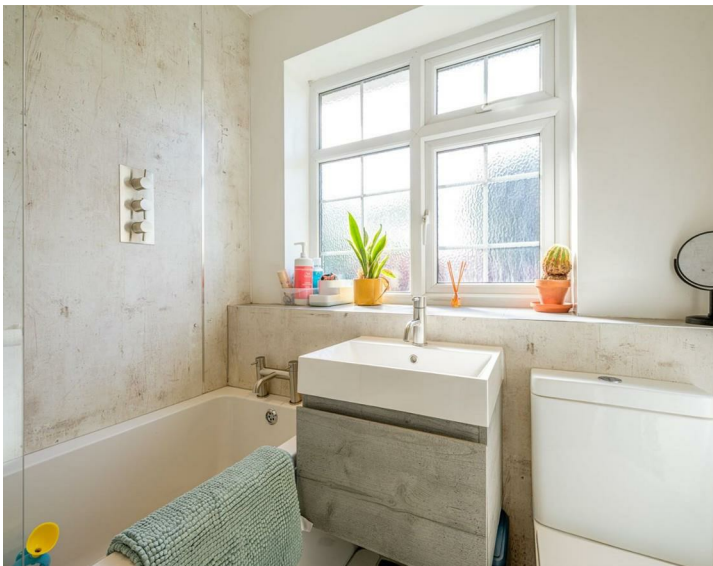
The upstairs accommodation has a landing area with loft access, providing space to three generous bedrooms, including two large double rooms with built-in storage to both, and a slightly smaller third bedroom. The internal accommodation is completed by a partly tiled bathroom which comprises WC, wall mounted wash hand basin, bath with separate rain-fall shower above.



At the back of the property is a lovely, secluded low-maintenance rear garden with artificial lawn area with mature borders and a variety of plants and small bushes throughout.



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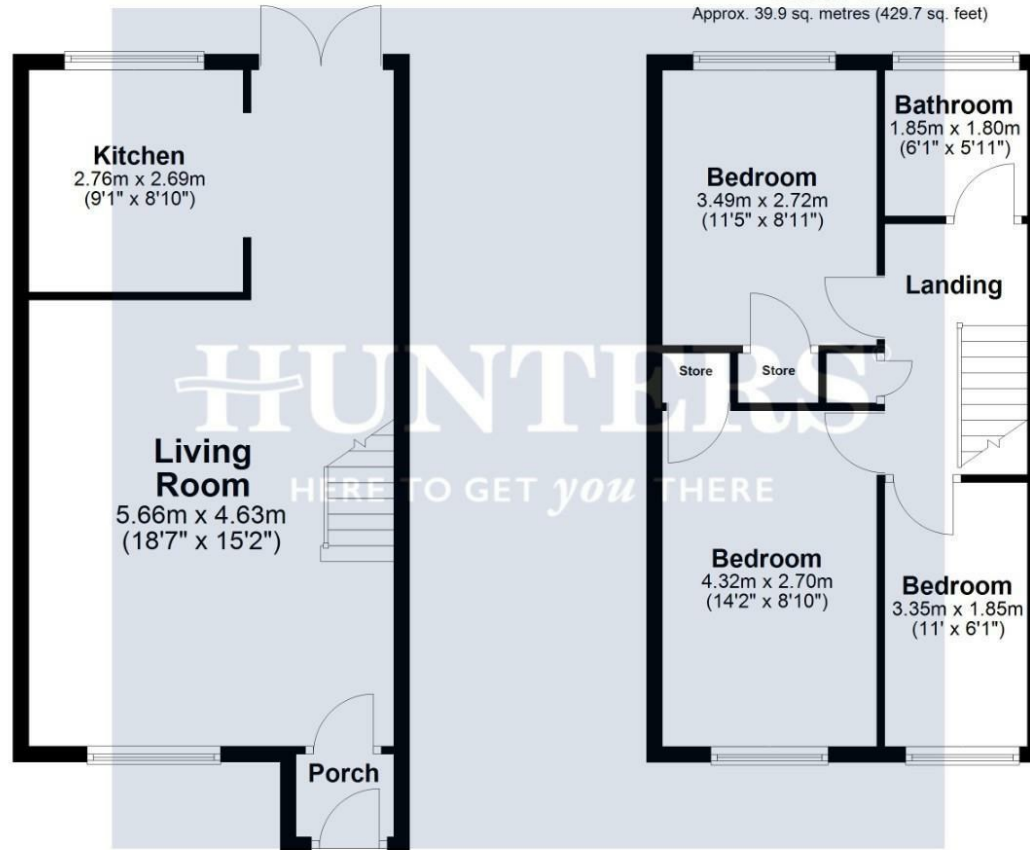
The property is situated in this highly regarded location which is in very close proximity and provides direct access to Harborne High Street, renowned for its excellent boutique shopping and high end supermarkets, award winning restaurants

and café facilities, as well as the state of the art Harborne Swimming Pool and Fitness Centre. The property also provides excellent links to Queen Elizabeth Medical Complex, Birmingham City Centre and Birmingham University, and the area is

perfectly complimented with a fantastic school catchment for children of all ages.

Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 80.8 sq. metres (870.0 sq. feet)

75 Carless Avenue, Harborne

Viewings

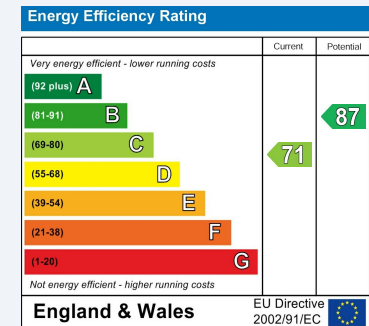
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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