



Moor Pool Avenue, Birmingham, B17 9HL

£625,000



A beautifully presented and deceptively spacious semi-detached home situated in the heart of the prestigious Moor Pool Estate. This wonderful home retains a host of original features and boasts four double bedrooms and off street parking for at least two cars. Sold with No Upwards Chain.

The property is situated above street level and benefits from gas central heating and double glazing, it internally comprises welcoming entrance hall with spacious front and rear reception rooms, and an extended breakfast kitchen towards the rear of the property which overlooks the rear garden. The first floor provides three double bedrooms with a family bathroom suite and staircase up to the second floor that provides a master bedroom with en-suite shower room and a separate room ideal for a study or to be used for storage.

To the front we have a driveway which provides space for at least two cars to park in tandem and a timber style garage. To the rear is a beautifully secluded rear garden.

Superbly located in the heart of the Moor Pool Estate with its wonderful heritage, the property is nestled close-by to the tennis courts, bowling green and the Moor Pool itself. Harborne village is within very close proximity providing an array of boutique shops and high end supermarkets, along with a host of well renowned eateries and local pubs which create a vibrant and bustling social environment. Harborne Pool and Fitness Centre is situated towards the top of the village high street and this general area remains highly sought after by medical staff and lecturers working within the Birmingham University's Edgbaston campus and Queen Elizabeth Hospital which are just over a mile away.



Front and Approach

Set back away from the road above street level via a driveway providing off road parking for at least two cars in tandem, with a decorative raised fore garden with stone borders, access into wooden garage and side gate access.

Entrance Hall

A hardwood double glazed entrance door leads into a welcoming hallway which includes a double glazed window to side elevation, central heating radiator, stairs to first floor, with under stairs storage cupboard and access into:

Front Reception Room

With a double glazed bay window to front elevation, central heating radiator and feature fireplace with timber mantel, marble hearth and cast iron open fire inset.

Rear Reception Room

With a double glazed window to rear elevation, central heating radiator, feature timber mantelpiece with marble surround and hearth and gas for inset, double doors leads into:

Extended Breakfast Kitchen

A spacious L shaped room with dual aspect double glazed windows to the rear and side elevations and patio door leading out to the rear garden, providing ample space for table and chairs and two central heating radiators. The kitchen comprises wall and base level units, oak work surfaces with matching up-stand and sunken stainless steel sink and drainer. A 'Rangemaster' oven and gas hob with extractor above, integrated fridge and freezer and space and plumbing for dishwasher, washing machine and tumble dryer.

Rear Garden

A patio area leads across the side and rear of the property and rear access into garage, with two lawn areas and a summer house to the rear, with a rear gate access to the allotments and a wide variety of mature plants bushes and trees throughout.

First Floor Landing

With a double glazed window to side elevation, staircase to second floor and access into:

Bedroom Two

With a double glazed window to rear elevation with central heating radiator and built in wardrobes.

Bedroom Three

With a double glazed window to front elevation with central heating radiator.

Bedroom Four

With a double glazed window to rear elevation with central heating radiator, currently used as a study room.

Bathroom

Fully tiled with a double glazed window to side elevation, comprising low level WC, vanity sink unit, bath with mixer tap and separate shower above and a vertical heated towel rail.

Second Floor

A small split level landing space leads into:

Bedroom One

With dual aspect double glazed window to side elevation and 'Velux' skylights to rear elevation, built in wardrobe, central heating radiator, under eaves storage and door into:

En-Suite

Partly tiled with 'Velux' skylight. comprising low level WC, wall mounted sink unit, shower cubicle, panel radiator and extractor fan.

Study Room/Storage Room

A reasonably sized room with potential to be used as a study or just for storage.

Tenure: Freehold
Council Tax Band: D



- Spacious Semi-Detached Home in the Heart of Moor Pool
- Four Double Bedrooms
- Off Street Parking and Garage
- Two Reception Rooms
- Beautiful Rear Garden
- In Close Proximity to Harborne High Street and QE Medical Complex
- No Upwards Chain
- EPC Rating - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.