



Carless Avenue, Harborne B17 9BW



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Property Description

Positioned within the highly regarded Moor Pool Estate, this exceptional three-bedroom semi-detached residence on Carless Avenue has been thoughtfully renovated throughout to an excellent standard, creating a stylish and versatile home perfectly suited to modern living.

The property is approached via a brick paved driveway providing off-street parking alongside access to the garage, with an attractive front garden enhancing the home's welcoming kerb appeal. Internally, a bright entrance hallway with herringbone flooring sets the tone for the quality of accommodation throughout, complemented by a contemporary downstairs WC and useful cloak storage.

To the front, the elegant living room enjoys a beautiful bay window and feature log burning stove, creating a warm and inviting reception space ideal for both relaxing and entertaining. To the rear, the property opens into a stunning open-plan kitchen, dining and sitting area, thoughtfully designed as the true heart of the home. Finished to an exceptional specification, the kitchen benefits from quartz work surfaces, a central island with integrated Miele gas hob, further Miele appliances, integrated Neff dishwasher and underfloor heating throughout and walk-in pantry. The sitting and dining arrangement is enhanced by inset surround sound speakers, media wall features and excellent natural light, creating an impressive social living environment.

A separate study offers valuable flexibility for home working or additional reception use, while the well-appointed utility room provides further storage and integrated appliances. Upstairs, the property offers three well-proportioned, double bedrooms alongside a beautifully refitted family bathroom featuring a freestanding bath, walk-in shower enclosure and elegant contemporary fittings.

Externally, the landscaped rear garden enjoys a generous patio area leading onto a lawned garden framed by mature shrubbery and established borders, creating an attractive outdoor setting ideal for relaxing and outdoor dining.

Combining high specification interiors, beautifully balanced accommodation and one of Harborne's most desirable residential settings, this is a fantastic opportunity to acquire a truly exceptional home within the Moor Pool Estate.

Area

Carless Avenue enjoys a prime position within the historic Moor Pool Estate, one of Harborne's most prestigious and architecturally distinctive residential settings. Originally designed in the early 20th century by renowned architects J.H. Hare and Barry Parker, the estate is celebrated for its Arts & Crafts influence, attractive green spaces and strong sense of community, all contributing to its enduring conservation appeal.

The property is conveniently placed within walking distance of Harborne High Street, offering an excellent selection of independent cafés, acclaimed restaurants and everyday shopping amenities, including Waitrose and Marks & Spencer Foodhall. Moor Pool Hall, tennis courts, parkland and local community facilities are also nearby, enhancing the area's unique village-style atmosphere.

The Queen Elizabeth Hospital, University of Birmingham and wider Medical Quarter are all easily accessible, making the location particularly attractive for professionals and academics. Birmingham city centre is well connected via nearby transport links and arterial road networks, with straightforward access to the A38, M5 and wider motorway connections.

Approach

Front garden, light lawn, block paved pathway to front, brick paved front driveway leading to up and over garage door and a front door leads to:

Porch

Tiled flooring, ceiling light point, fuse board and door into

Hallway

Herringbone flooring, access to cloakroom, wall and ceiling light points, double glazed windows to front aspect and doors into:

WC

Tiled throughout, low level WC, recessed ceiling down lighters, contemporary wash hand basin and vanity storage.

Living Room

Double glazed bay window, radiator, double glazed side facing window, log burner stove with wooden mantle above, power points, bi folding doors open to:

Office

Tiling with underfloor heating, double glazed window with side aspect, recessed ceiling downlighters, power points, sliding doors open to kitchen and sitting dining area.

Kitchen Diner

A range of wall and base mounted units, quartz work tops including central Island which hosts a 'Miele' five-ring gas hob and pop-up extractor, further fitted appliances of 'Miele' double oven, 'Neff' dishwasher, plus a tall fridge, access to walk-in pantry, selection of recessed ceiling downlighters plus further light points, inset speakers for surround system, media wall and underfloor heating.

Utility

Integrated appliances are tall freezer, washing machine, drier, wall and base mounted units, porcelain sink with joining area and mixer tap, recessed ceiling light points and tiled flooring with underfloor heating.

Landing

Double glazed to front aspect, ceiling light points, radiator, carpeted, loft hatch and doors to:

Bedroom One

Rear facing double glazed window, ceiling light point, power points radiator and carpeted.

Bedroom Two

Front facing double glazed window, ceiling light point, radiator, carpeted and power points.

Bedroom Three

Rear facing double glazed window, ceiling light point, carpeted, radiator and power point.

Bathroom

Refitted family bathroom with two obscure double glazed windows, matching suite of low-level WC, wash hand basin within vanity unit and freestanding bath with telephone style fittings, deep shower cubicle with rain shower head and handheld hose, ceiling light point and radiator.

Garden

Tiled patio area with steps leading up to main garden which is laid to lawn, fencing to boundaries, shrubbery and tree lined borders.

Garage

Up and over electric door, ceiling strip light and power points.

Further Details

Tenure: Freehold

Council Tax Band: F
EPC: E

Utility supply, rights and restrictions:

Broadband: FTTP
Electricity supply: Mains supply
Sewerage: Mains supply
Water supply: Mains supply

Other information
Construction materials: Brick
Roof material: Tile

Disclaimer

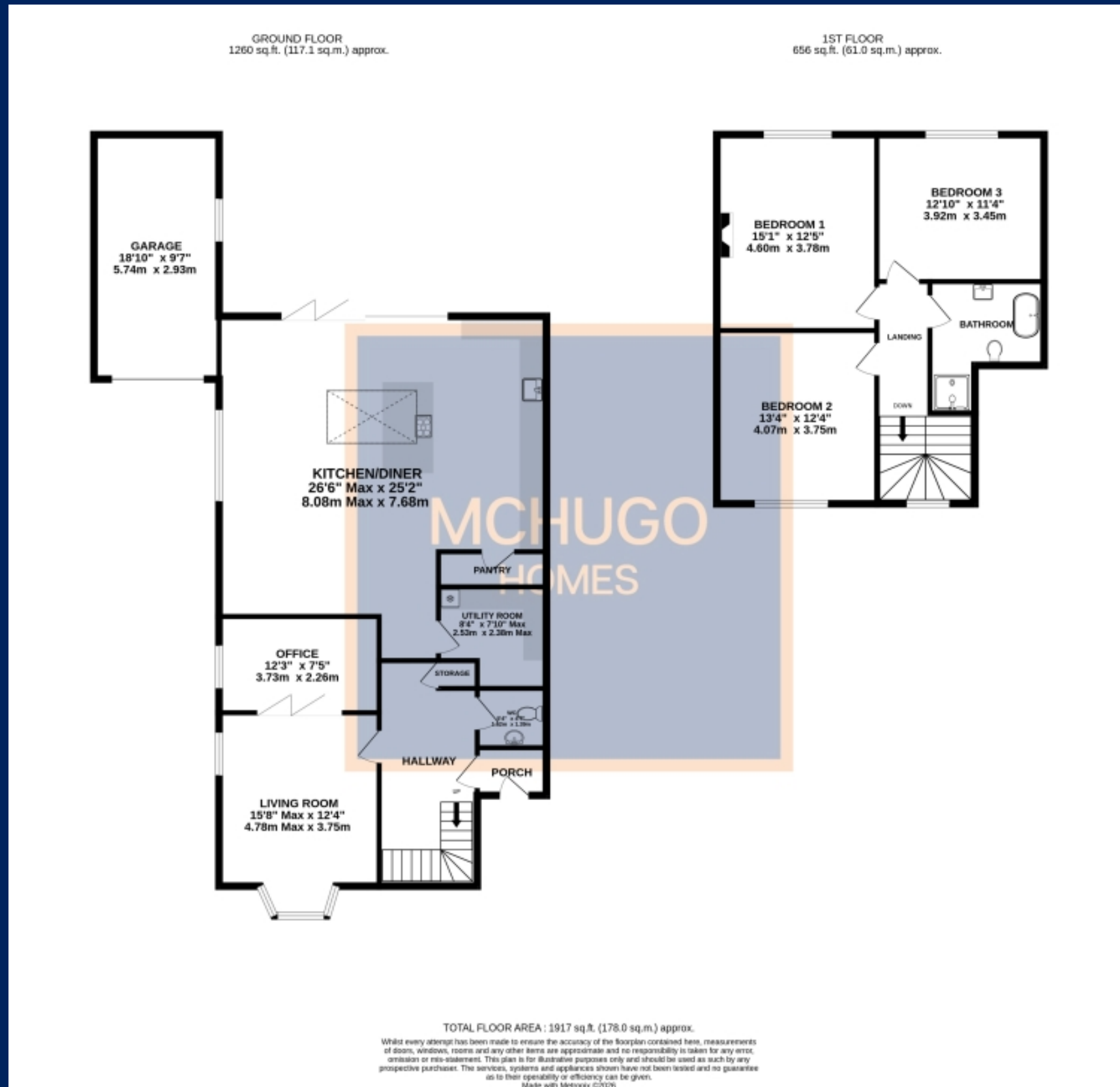
With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.









Key Features:

- Semi-detached home
- Three bedrooms
- Renovated throughout
- Open-plan living
- Study space
- Utility room
- Downstairs WC
- Refitted bathroom
- Garage & driveway
- Moor Pool Estate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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