



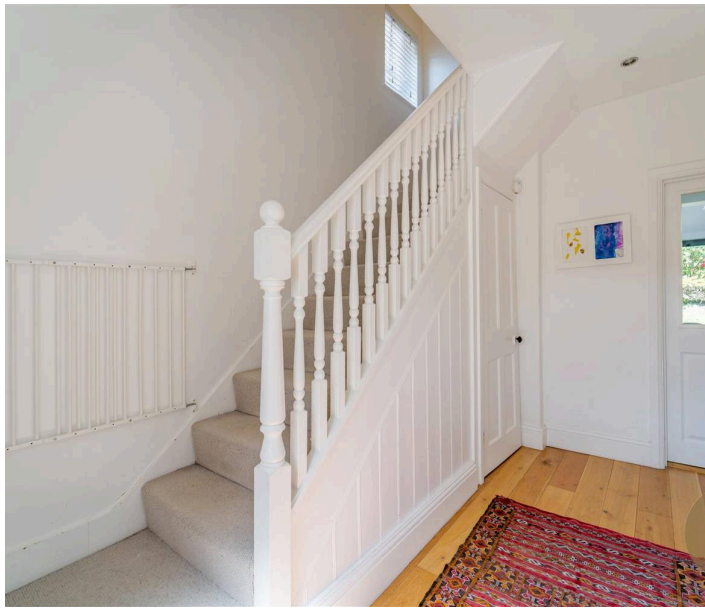
## 48 High Brow, Birmingham

£725,000 Freehold

Hadleigh Estate Agents are delighted to offer this beautiful family home for sale, situated on the ever popular High Brow, set within the Moor Pool Estate.

This property needs to be seen to be appreciated, benefitting from a large driveway and garage. To the front of the property is a beautiful fore garden and in brief, the rest of this home comprises. Entrance hallway, with guest WC and storage. To the front of the property is a good sized lounge, to the rear is an extended kitchen diner and living area. Boasting sky lights, modern fitted kitchen and bi-fold doors, along with underfloor wet heating. Completing downstairs is a utility room.





### **Location**

High Brow is a central location within the Moor Pool Estate which is highly desirable and sought after. The property is within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School

### **Entrance Hallway**

Welcoming entrance hallway, complete with understairs WC and internal storage cupboard. Wooden banister, ceiling spotlights and obscure glazed front door.

### **Lounge**

Spacious lounge offering windows to front elevation, bespoke units within the alcoves and gas fireplace. Ceiling light point and gas central heating radiator.



### **Open Plan Kitchen Diner**

Modern fitted kitchen with flush base units, wall units, honed black granite worktops and integrated appliances. Gas hob and partially tiled surround. Benefitting from a substantial rear extension, opening up the room to allow for a perfect dining space and living area. Boasting three skylights, bi-fold doors and further French doors leading to the garden. Gas central heating radiator, ceiling spotlights and further ceiling lights over the breakfast bar. Completed with underfloor heating.





### Utility

Ample space allowing for base and wall units, sink and drainer unit along with plumbing for washing machine, tumble dryer and gas central heating radiator. Ceiling spotlights and partially glazed patio door.

### Guest WC

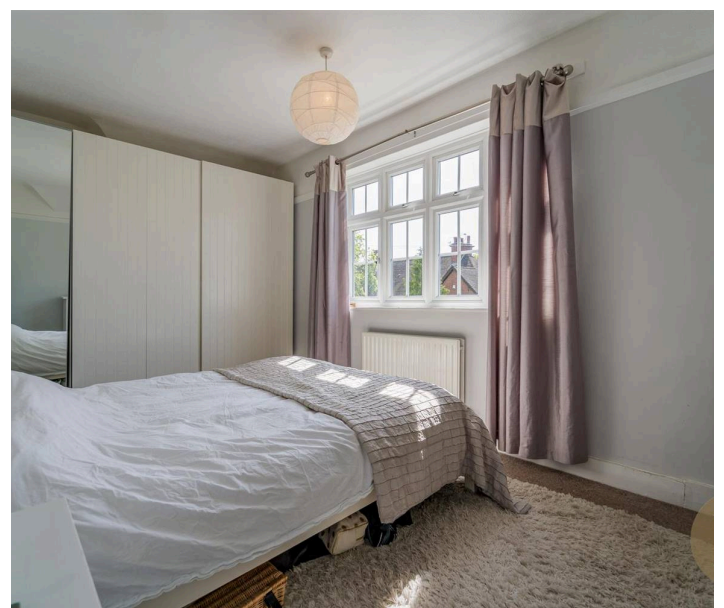
Low level flush WC, hand wash basin, towel radiator and window to side elevation.

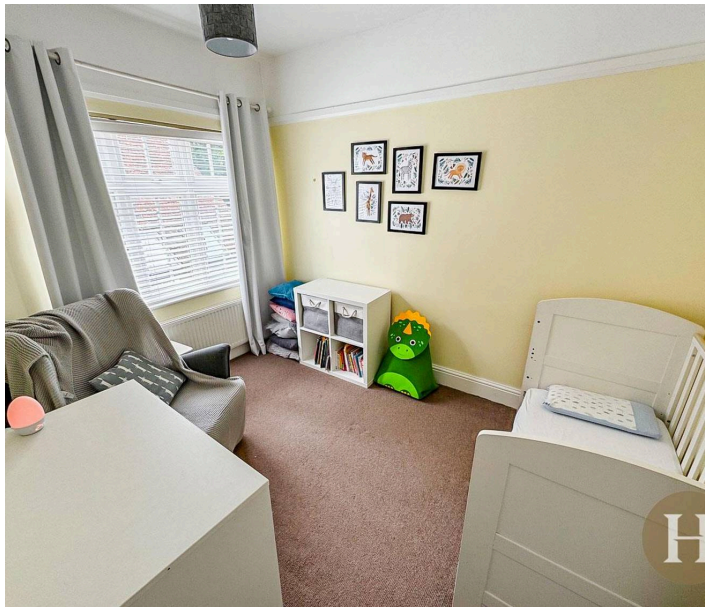
### Landing

Carpeted flooring, window to side elevation and ceiling light points. Stairs to second floor accommodation.

### Bedroom Two

Large double bedroom, offering windows to front elevation, gas central heating radiator and ceiling light point.





### Bedroom Three

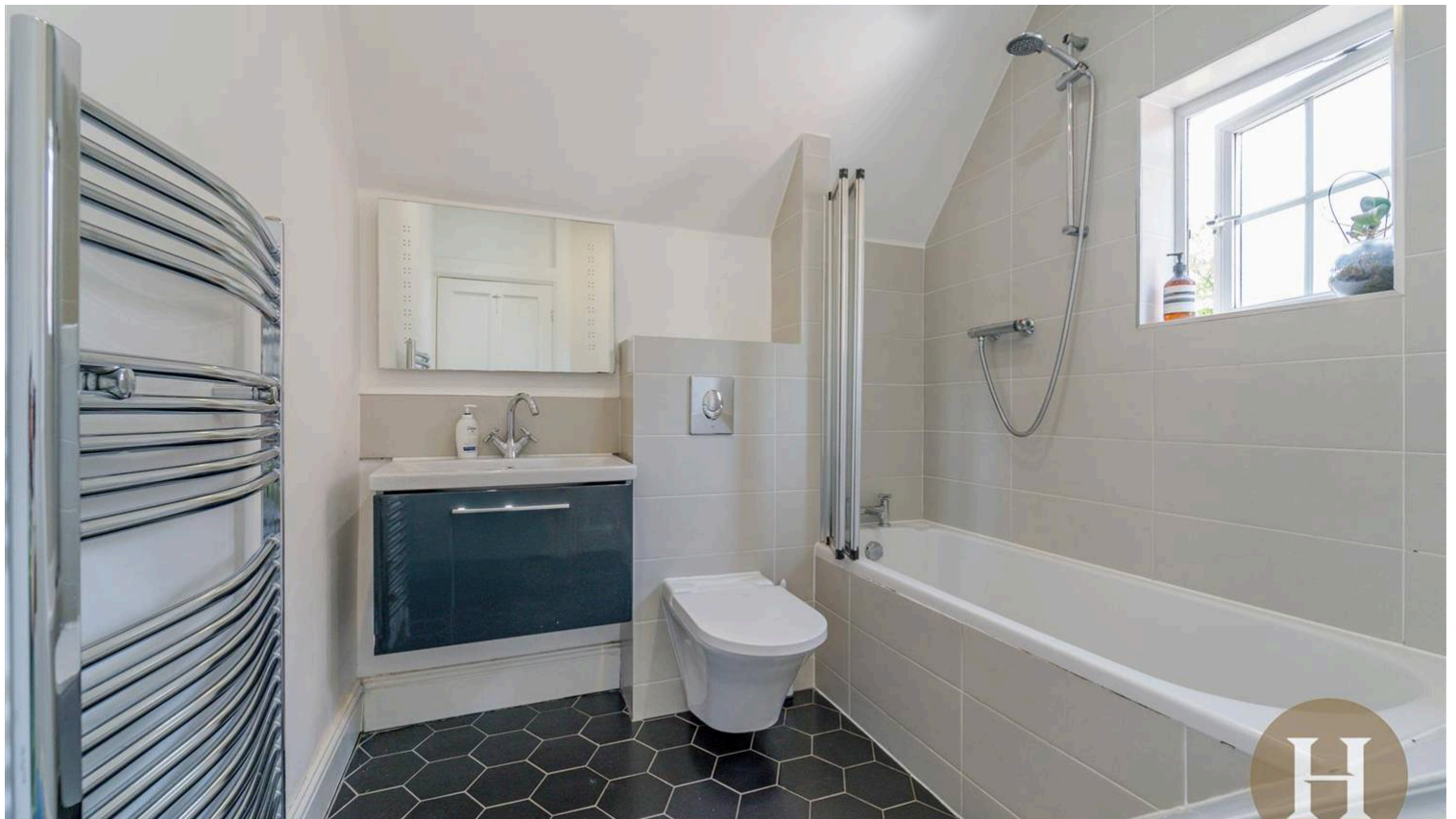
Benefitting from an additional double bedroom, overlooking the rear of the property with windows to the rear elevation, gas central heating radiator and ceiling light point.

### Bedroom Four

A further double bedroom, window to side elevation, gas central heating radiator and ceiling light point.

### Bathroom

Modern family bathroom, with mains shower over bath. Low level flush WC, vanity unit and light up mirror. Partially tiled walls, window to side elevation, ceiling spotlight and electric underfloor heating.





### Master Bedroom

Master suite, benefitting from windows to rear elevation and additional skylight. Ample storage within the eaves and further boasting a 'reading nook'. Gas central heating radiator, ceiling spotlights and access to ensuite.

### Ensuite

Walk in mains shower cubicle, vanity unit and low level flush WC. Towel radiator, ceiling skylight, spotlights and light up mirror.

### Garden

Large private garden, offering slabbed patio area, predominantly laid to lawn. Mature shrubs and hedgerow boundaries, complete with rear vegetable patch.





Council Tax band: D

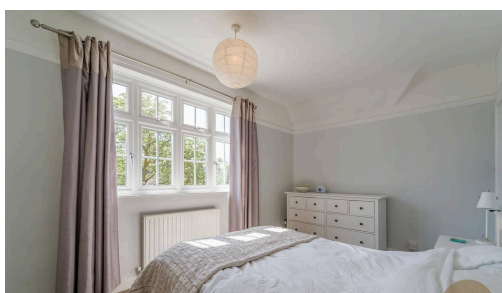
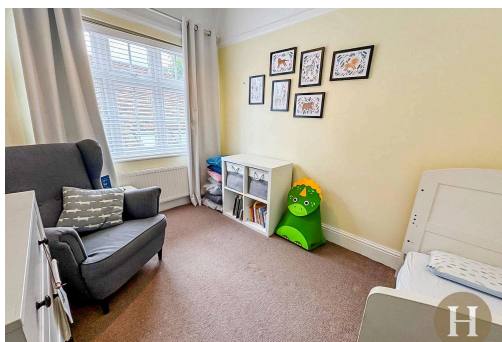
Tenure: Freehold

EPC Energy Efficiency Rating: TBC

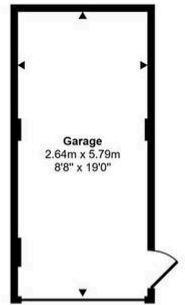
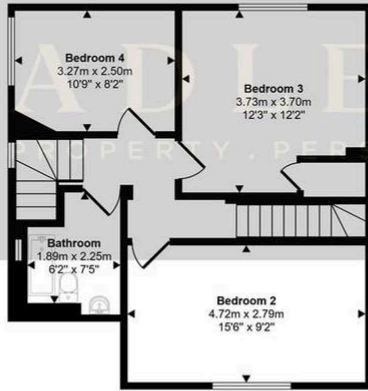
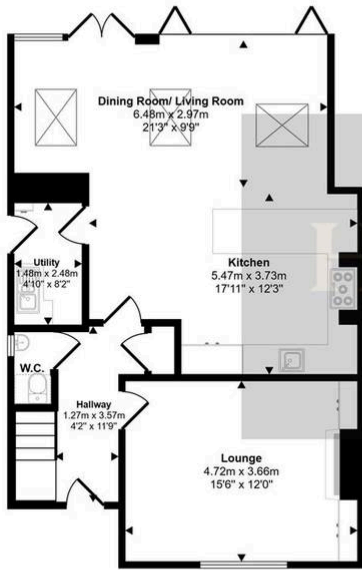
EPC Environmental Impact Rating: TBC



- Extended kitchen/diner with bi-fold doors & skylights
- Master suite with ensuite on top floor
- Utility room, garage & large driveway
- Private rear garden with patio in Moor Pool Estate



Approx Gross Internal Area  
158 sq m / 1705 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mede Snappy 360.