



Margaret Grove, Harborne B17 9JJ
£600,000

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Property

The standout feature is the beautifully extended lower-ground floor, transformed into a stunning open-plan kitchen and dining space. With sleek contemporary fittings, generous work surfaces, and excellent natural light, it creates a perfect hub for daily family life and entertaining. This level also benefits from an additional shower room and the bonus of storage adding convenience for busy households.

The two main living areas retain the warmth and character typical of Moor Pool properties, while offering comfortable and versatile rooms for relaxation and day-to-day living. Upstairs, the home provides three well-proportioned bedrooms and a family bathroom, making it perfectly suited to growing families.

Outside, the property enjoys the peaceful, leafy surroundings for which the Moor Pool Estate is renowned. With green spaces, community facilities, and walking routes nearby, the area provides a rare village-like feel while still being moments from Harborne High Street.

Offering space, style, and an enviable location, Margaret Grove is an excellent opportunity to purchase a modernised family home in one of Harborne's most desirable neighbourhoods.

Approach

Brick paved pathway, hedgerow to front boundary, shale approach.

Ground floor hallway

Exposed wooden flooring with carpeted split level floor, recessed ceiling spotlights, radiator, stairs to first floor and lower floor, cloak room storage and doors to:

Living Room

Two double glazed windows to rear elevation, exposed wooden flooring, traditional fire place, ceiling light point, radiator and power points.

Sitting room

Gas fire with decorative mantle surround, carpeted, ceiling light point, power points, wooden framed double glazed window.

Lower ground hallway

Leads to:

Kitchen

Quartz worktops with inset porcelain sink with mixer tap incorporating instant hot water tap, 'Neff' five ring induction hob with extractor hood above, range of wall and base mounted units with integrated appliances of 'Neff' double oven, 'Neff' fridge with freezer below, underfloor heating, storage with plumbing for washing machine, power points, bi-folding doors to garden, ceiling lantern, selection of recessed ceiling spotlights and further light points.

Shower room

Under floor heating, shower cubicle with rain shower head and adjustable hand held hose, pedestal sink, low level WC, wall mounted heated towel rail, recessed ceiling downlighters, access to basement storage area.

First floor landing

Carpeted with wooden framed double glazed window with front aspect, carpeted, recessed ceiling spotlights, doors to:

Bedroom one

Front facing wooden framed double glazed window, fitted wardrobes, radiator, power points, carpeted, ceiling light point.

Bedroom two

Carpeted, double glazed window with rear aspect, carpeted, radiator, power points, ceiling light point, fitted wardrobe.

Bedroom three

Three ceiling skylights, carpeted, power points, radiator, recessed ceiling spot lights, storage-including cupboard housing 'Worcester' boiler.

Rear garden

Predominantly laid to lawn, paved patio and pathway to rear, hedgerow to boundaries, fencing to rear with gate.

Area

The Moor Pool Estate is one of Harborne's most treasured residential areas, celebrated for its village feel, community spirit, and green surroundings. Residents enjoy access to Moor Pool Hall, playing fields, and tennis courts, while Harborne High Street is just a short walk away, offering cafés, shops, restaurants, and excellent transport links. The University of Birmingham and Queen Elizabeth Hospital are also easily accessible, making this a superb location for families and professionals alike.

Further details

Tenure :Freehold

EPC: TBC

Council Tax Band: D

Utility supply, rights and restrictions:

Broadband: FTTP

Electricity supply: Mains supply

Gas supply: Mains supply

Sewerage: Mains supply

Water supply: Mains supply

Other information

Construction materials: Brick

Roof material: Tile

- Sought-after Moor Pool location
- Three bedrooms
- Stunning modern kitchen
- Additional shower room
- Close to Harborne High Street
- Rear garden
- 1546 total sqft
- Largely extended lower ground
- Traditional façade
- Freehold

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.

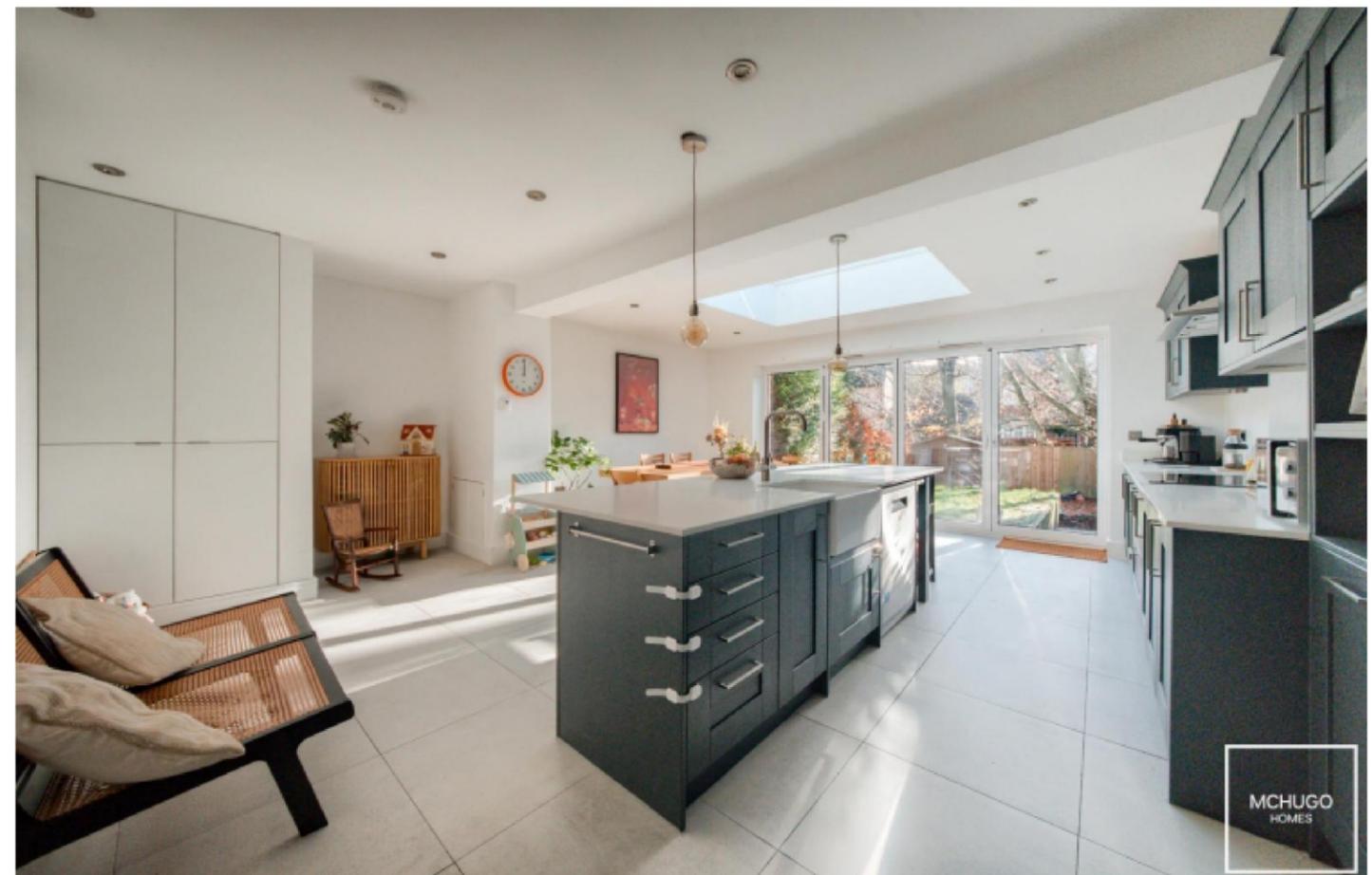
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which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



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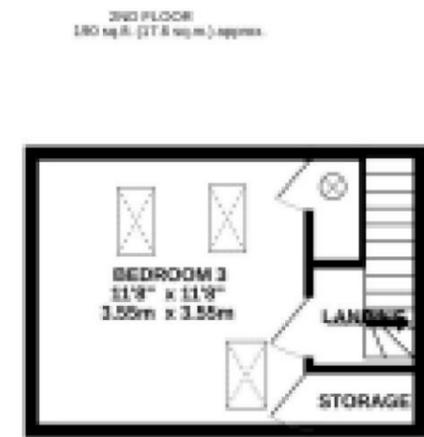
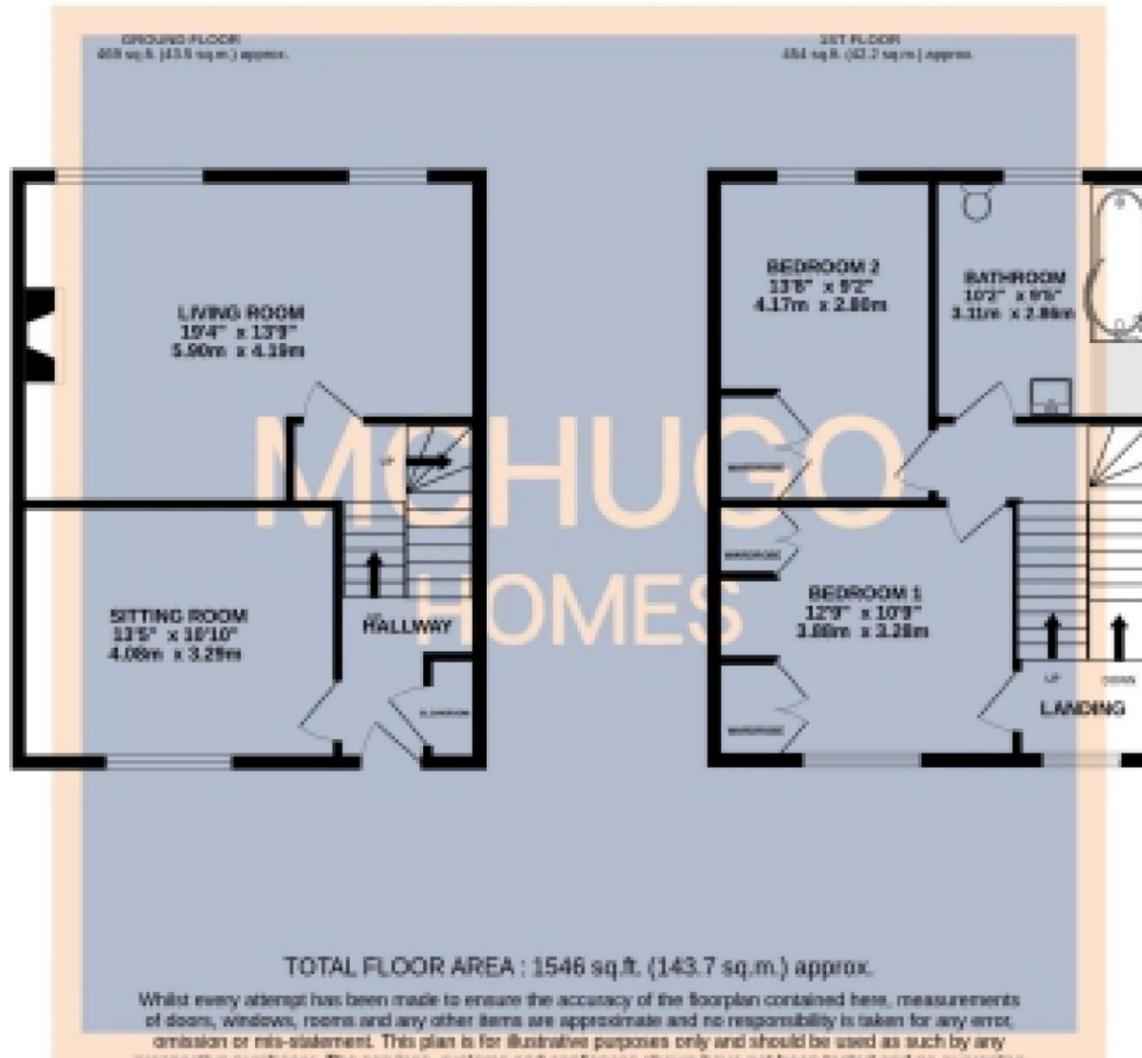
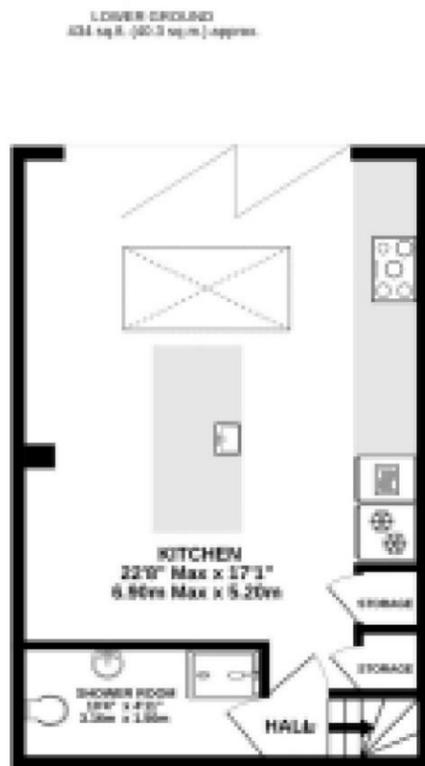
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TOTAL FLOOR AREA : 1546 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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