



The Circle, Harborne B17 9ED



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Property Description

Positioned within the highly sought-after Moor Pool Estate, this exceptional four-bedroom mid terrace home on The Circle has been thoughtfully renovated throughout to create an elegant and versatile home perfectly suited to modern living.

Occupying a particularly enviable position opposite the estate's historic tennis courts and green open spaces, the property enjoys one of Moor Pool's most desirable settings, combining a strong sense of community with attractive outlooks.

Extending to over 1,300 sq ft overall, the property offers beautifully balanced accommodation across two floors. The ground floor is introduced via a welcoming entrance leading through to a spacious front reception room, creating a comfortable and stylish living environment.

A separate office provides valuable flexibility for home working, study or additional reception use, while a convenient downstairs WC enhances practicality for everyday living. To the rear, the property opens into a stunning open-plan kitchen and dining area designed to form the heart of the home, offering excellent space for both entertaining and day-to-day family life. A separate utility room further complements the layout.

Upstairs, the property comprises four well-proportioned bedrooms alongside a beautifully appointed family bathroom, all finished in keeping with the home's refined and contemporary style.

Externally, the landscaped rear garden provides an attractive outdoor setting ideal for relaxing and outdoor dining throughout the warmer months. To the front, the property's position overlooking the Moor Pool tennis courts further enhances the appeal, offering a delightful outlook rarely available within this historic estate.

Combining high-quality renovation, generous living space and one of Harborne's most iconic residential settings, this is a fantastic opportunity to acquire a beautifully finished home within the historic Moor Pool Estate.

Area

Situated within the heart of the historic Moor Pool Estate, The Circle enjoys one of Harborne's most distinctive and sought-after residential settings, renowned for its Arts & Crafts architecture, green surroundings and strong sense of community. Moor Pool Hall, the estate tennis courts, playing fields and local amenities are all within easy walking distance.

Harborne High Street is nearby and offers an excellent selection of independent cafés, restaurants and shopping facilities, including Waitrose and Marks & Spencer Foodhall, contributing to the area's renowned village atmosphere. The Queen Elizabeth Hospital, University of Birmingham and wider Medical Quarter are all conveniently accessible, whilst Birmingham city centre is well connected via excellent road and public transport links.

A range of highly regarded schools are nearby, alongside leisure facilities including Harborne Pool & Fitness Centre, Harborne Golf Club and Edgbaston Priory Club, making this an outstanding location for both families and professionals alike.

Approach

Front garden laid to lawn, pathway to front door and hedges to borders.

Hallway

Carpeted, two ceiling light points, wooden framed double glazed window to front elevation, radiator and doors to:

Living Room

Wooden framed double glazed window to front elevation, carpeted, radiator, power points and ceiling light point.

Office

Carpeted, radiator, power points, ceiling spotlights and window to open plan living area.

WC

Tiled flooring, heated wall mounted towel, low-level WC, wash hand basin within vanity and ceiling light point.

Kitchen Diner

Wooden flooring, wall and base units including a range of integrated appliances; oven, hob, dishwasher, fridge freezer and wine cooler, square basin with mixer tap above, power points, ceiling spot lights, radiator, three sky lights, bi fold doors opening to rear garden and door to:

Utility

Wooden flooring continued, power points, ceiling spot lights and space and plumbing for appliances.

Landing

Carpeted, two ceiling light points, loft hatch for access to loft and doors to:

Bedroom One

Double glazed window to rear elevation; overlooking the Moor Pool allotments, carpeted, radiator, power points and ceiling light point.

Bedroom Two

Wooden framed double glazed window to front elevation; overlooking Tennis courts, carpeted, radiator, power points and ceiling light point.

Bedroom Three

Double glazed window to rear elevation; overlooking Moor Pool allotments, carpeted, radiator, power points and ceiling light point.

Bedroom Four

Wooden framed double glazed window to front elevation; overlooking Tennis courts, carpeted, radiator, power points and ceiling light point.

Bathroom

Tiled flooring, wooden framed double glazed obscure window to front elevation, bath with mixer taps waterfall shower hose and handheld shower above, low-level WC, wash hand basin within vanity unit, heated wall mounted towel rail and ceiling spotlight.

Garden

Landscaped with decking area, steps laid to lawn, path leading to rear gate with mature trees and fences to borders.

Further Details

Tenure: Freehold, Council Tax Band: D, EPC: C

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.

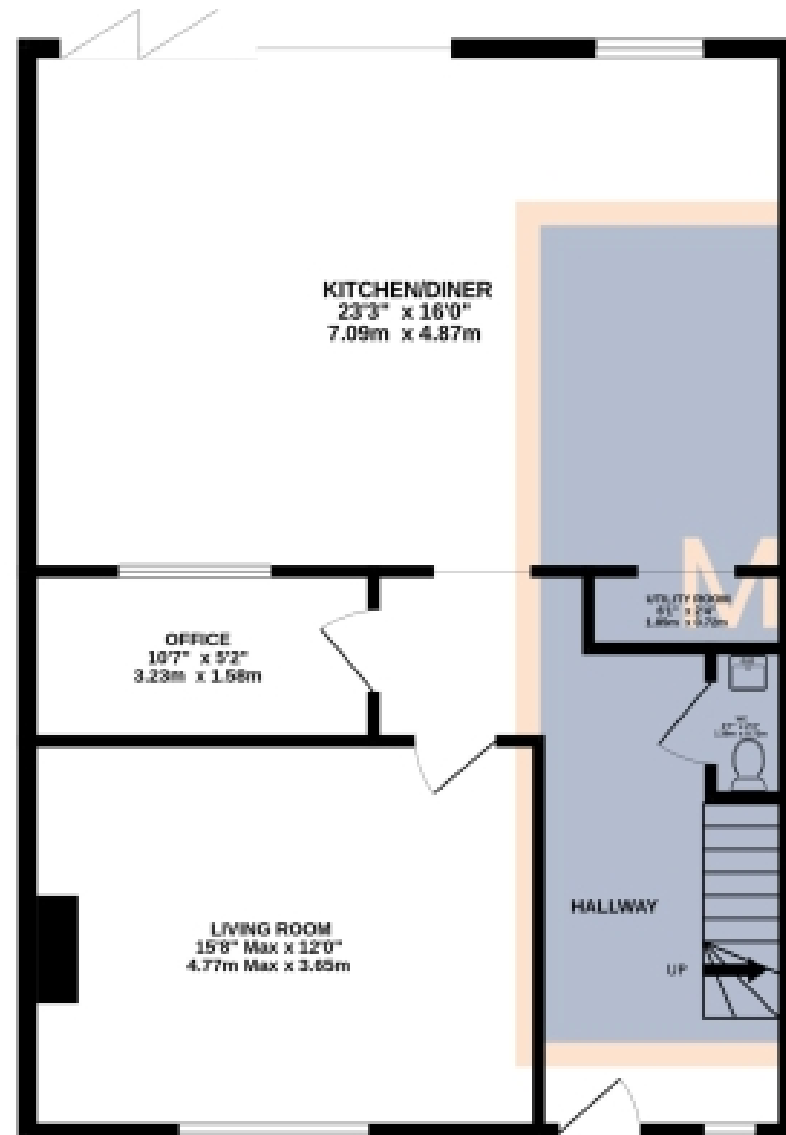
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which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



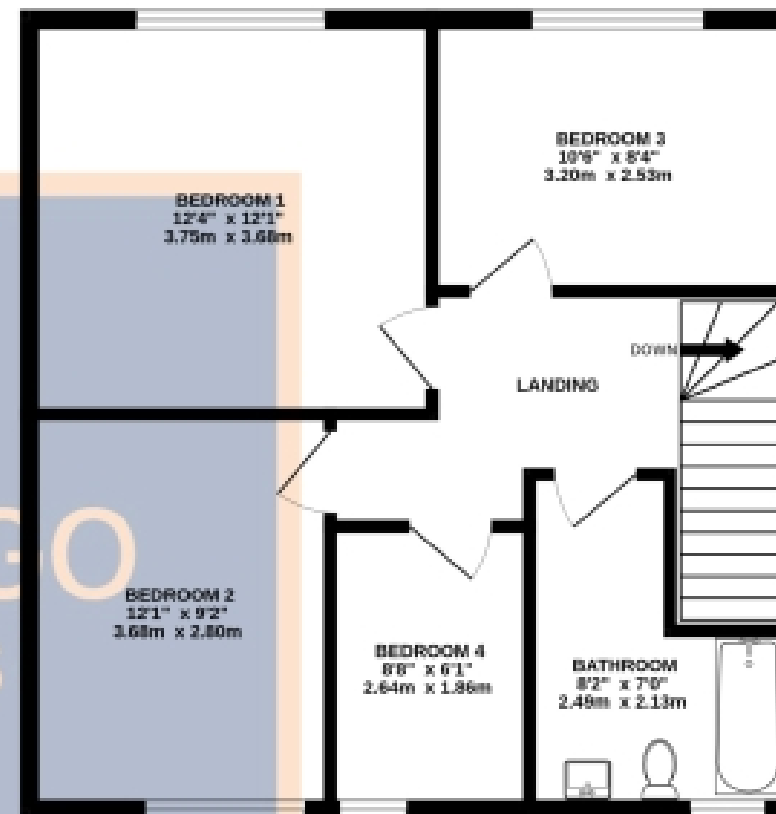




GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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Key Features:

- Mid terrace home
- Four bedrooms
- Over 1,300 sq ft
- Renovated throughout
- Open-plan kitchen
- Separate office
- Downstairs WC
- Landscaped garden
- Moor Pool Estate
- No upward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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