

74 MOOR POOL AVENUE

HARBORNE, BIRMINGHAM, B17 9DT

Robert Powell

RESIDENTIAL SALES & LETTINGS





74 MOOR POOL AVENUE £395,000

HARBORNE

A delightful and characterful 2 bedroom period end of terrace property, enjoying a fine aspect to the rear over the Moor Pool Crown Green Bowling Club, whilst set in a popular and convenient residential location within Harborne on the sought after Moor Pool Estate.

Location

The house is located on the ever popular Moor Pool Estate, in a most convenient and desirable residential location, extremely well placed for access to all local amenities within Harborne. harborne High Street is located nearby and offers a range of shops with a Marks and Spencer Food Hall, Waitrose, as well as a chemists, newsagents, in addition to brasseries, restaurants and coffee shops.

Description

74 Moor Pool Avenue is an attractive end of terrace property of traditional brick construction predominantly set beneath a pitched tiled roof. The well laid out living space is set over 2 levels and extends in all to some 837 sq. ft. (78 sq. m.).

The main reception room lies to the front of the house enjoying a southerly aspect, with an open plan fitted kitchen/dining room to the rear, ideally suited for everyday modern style living. Modern features include double glazed windows and gas fired central heating.

On the Ground Floor

A part front door opens into an entrance hall with cloaks hooks and door continuing into the open front living room. This excellent room has a window to the front aspect, timber laminate floor, picture rail and a feature timber fireplace surround with a coal effect electric fire. The sitting room opens directly into the rear open plan fitted kitchen/dining room, with part double glazed French doors opening out onto the private rear gardens from the dining area.

The main kitchen area has a tiled floor, fitted cupboards, work surface areas and one and a half single drainer stainless steel sink unit with a mixer tap. Other appliances include a dishwasher, double oven/grill, gas 4 ring hob with an extractor fan over, and space for a half height fridge and freezer, in addition to plumbing and space for a washing machine. The gas fired central heating boiler is also located within a wall mounted cupboard.

A cloakroom is accessed off the kitchen, with a tiled floor, WC, wash hand basin in vanity unit with a mirror over, and useful storage shelving.

On the First Floor

From the reception hall a staircase continues up to the first floor landing, with doors off to the bedroom accommodation. The main bedroom is located to the front of the property, with a picture rail and useful built in wardrobe/store. Bedroom 2 has a fine aspect to the rear overlooking the garden and Moor Pool Crown Green Bowling Club. A generous size modern family bathroom has a panelled bath, corner glazed shower cubicle, WC, and wash hand basin in a vanity unit with mirror over, part tiling to walls and a heated towel rail.

Outside

From the road steps lead down and then through a pedestrian gate onto the lawned fore garden. There is also a gate to the eastern side of the property providing side access to the rear garden. The delightful, gardens are situated mainly to the rear of the property and enjoy a private aspect, whilst adjoin the Moor Pool Crown Green Bowling Club. From the kitchen/dining room French doors lead onto timber decking and steps and down to a small terrace/seating area. Further paved steps continue onto the central level lawn, with privacy given by the mature hedgerows to either side. To the far end of the garden is a timber garden shed.

General Information

Tenure: The property is understood to be freehold. The agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Council Tax: Band D

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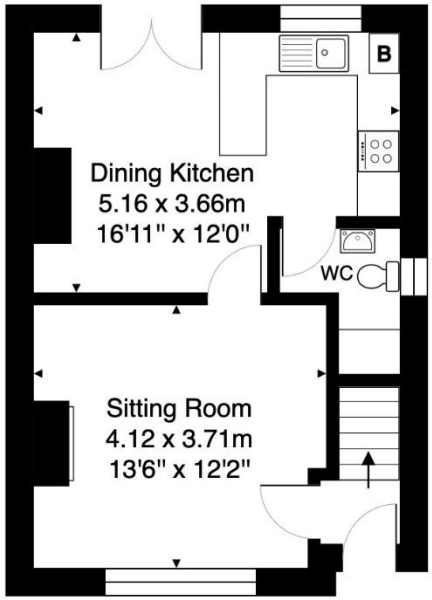




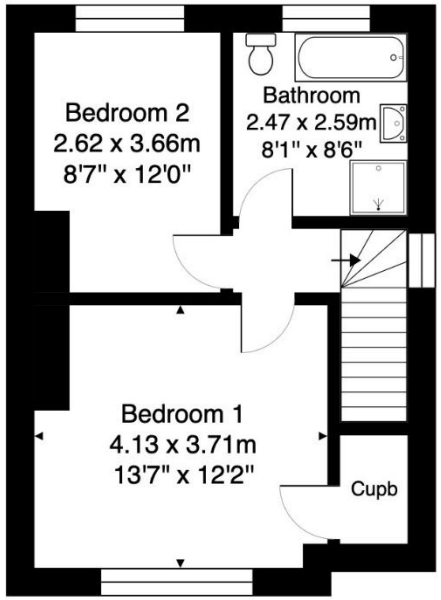


To view this property call Robert Powell on 0121 454 6930

Ground Floor
Floor Area: 38.5 m² ... 415 ft²



First Floor
Floor Area: 39.2 m² ... 422 ft²



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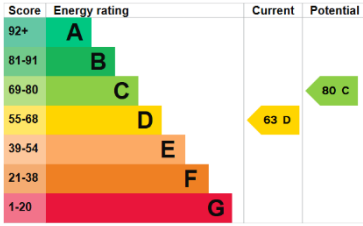
Total Area: approx 77.8 m² ... 837 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information









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