



7 West Pathway, Birmingham, B17 9DU

**£475,000**

Hadleigh Estate Agents are delighted to offer this much improved and extended three bedroom end terrace house for sale. Conveniently located within the Moor Pool Estate, the property is situated at the top of West Pathway.

A quiet cul-de-sac location, the property benefits from fore garden and extensive private rear garden. The property boasts an impressive rear extension, allowing for a modern and open plan kitchen diner, with access to the utility room and guest WC, completing the ground floor is a separate lounge. The first floor offers three good sized bedrooms and modern family bathroom.

## Location



West Pathway is nestled within the Moor Pool Estate, giving easy access into Harborne. Harborne High Street offers an array of bars and restaurants, along with excellent transport links into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. There are also nearby schools, leisure facilities including Harborne Leisure Centre and Edgbaston Priory.

## Entrance

Entrance hallway, with stairs leading to first floor accommodation. Partially glazed opaque timber front door, central heating radiator and ceiling light point.

## Lounge



Modern and spacious lounge, with multi paned timber casement windows to the front elevation. Under stairs cupboard allowing for storage, central heating radiator, and ceiling light point. Within the lounge, the property is also set up with a Google Nest Thermostat.

## Kitchen Diner



Open plan kitchen and dining area, with a bespoke and modern fitted kitchen. The kitchen offers a range of base and wall units, including space for American fridge freezer, integrated dishwasher and kitchen island. Two skylights and rear patio doors allow light to flood the room. Tiled flooring runs throughout, ceiling spotlights and three central heating radiators.

## Utility Room



Convenient utility room, with plumbing for washing machine and space for tumble dryer. Housing boiler, ceiling light point and opaque glazed side door, giving access to the patio.

### Guest WC



Low level flush WC, floating hand wash basin, central heating radiator and ceiling light point.

### Landing

Carpeted stairs and landing with window to the side elevation. Further giving loft access.

### Master Bedroom



Spacious master bedroom with multi paned timber casement windows to the front elevation, carpeted flooring, central heating radiator and ceiling light point.

### Bedroom Two



Double bedroom complete with carpeted flooring, central heating radiator, ceiling light point and window to the rear elevation.

### Bedroom Three



Large single bedroom comprising window to the rear elevation, carpeted flooring, central heating radiator and ceiling light point.

### Bathroom



Modern family bathroom boasting tiled walls and flooring, mains shower over fitted bath, with handheld attachment and glass screen. Low level flush WC, hand wash basin, towel radiator and opaque glazed window to the side elevation.

### Garden



Private south facing garden, benefitting from being an end terrace, the garden offers side and rear patio area, further benefitting from side access. Leading

up to the lawned garden and to the rear is a large shed, approximately 2.7m x 3.8m sat on a concrete base, allowing the potential for further storage or converted into a garden room.

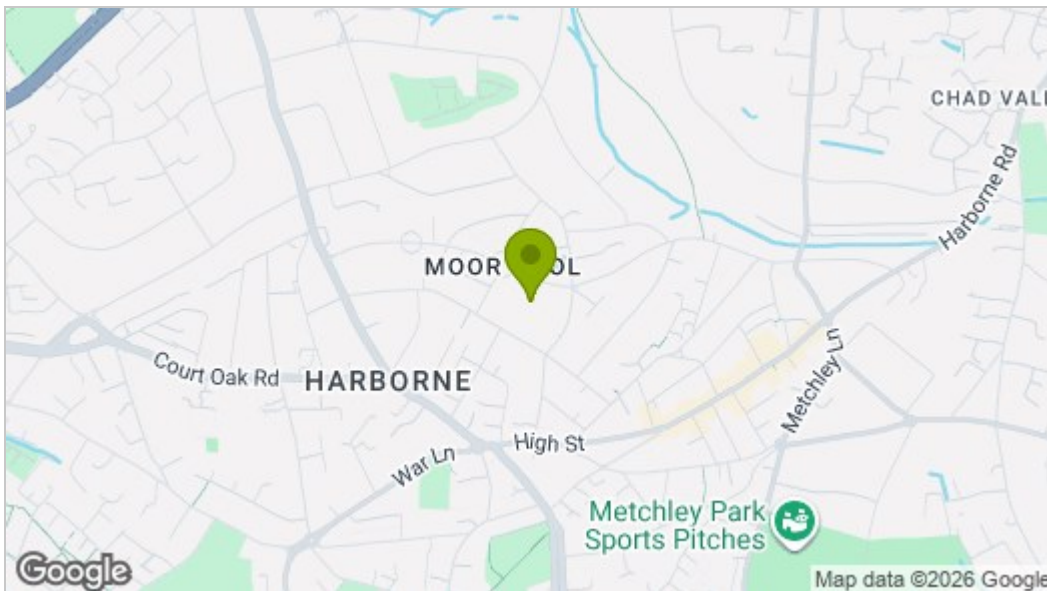
# Floor Plan

Approx Gross Internal Area  
90 sq m / 969 sq ft

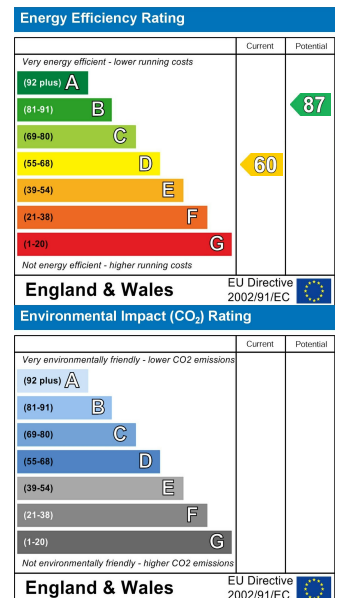


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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