



MCHUGO
HOMES

Moor Pool Avenue, Harborne B17 9HL



4



2

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Property Description

Positioned within the heart of the historic Moor Pool Estate, this beautifully presented four-bedroom semi detached home offers an exceptional blend of character, space and modern family living across three well-appointed floors. The property is introduced via a welcoming entrance, leading through to two versatile reception rooms. The front reception room provides an elegant and comfortable living space, whilst the second reception room flows seamlessly into the kitchen and dining area, creating a sociable layout perfectly suited to contemporary lifestyles. To the rear, the kitchen/dining room forms the heart of the home, offering excellent space for everyday family life and entertaining alike. Bi-fold doors open directly onto the garden, creating a wonderful connection between indoor and outdoor living during the warmer months. A separate utility room and convenient downstairs WC add further practicality to the ground floor accommodation. The first floor comprises three well-proportioned bedrooms alongside a beautifully appointed family bathroom, providing flexible accommodation for growing families, guests or home working requirements. Occupying the entire second floor, the principal bedroom suite offers a peaceful retreat, benefitting from generous proportions and the added luxury of a private ensuite shower room. Externally, the property enjoys a beautifully maintained rear garden, thoughtfully landscaped with an abundance of mature greenery creating a private and tranquil setting. A charming summer house provides additional versatility, ideal as a garden retreat, hobby space or home office. Combining generous accommodation, attractive presentation and one of Harborne's most iconic residential settings, this outstanding family home presents a rare opportunity to acquire a property within the highly regarded Moor Pool Estate.

Area

Moor Pool Avenue occupies a prime position within the heart of the historic Moor Pool Estate, one of Harborne's most distinctive and sought-after residential settings. Designed in the early 20th century by renowned architects J.H. Hare and Barry Parker, the estate remains celebrated for its Arts & Crafts architecture, mature green spaces and strong sense of community, all contributing to its conservation area status and enduring appeal. Residents enjoy easy access to the Moor Pool Hall, tennis courts, playing fields, local convenience store and community amenities, whilst Harborne High Street is within comfortable walking distance. Here, an excellent selection of independent cafe's, restaurants, boutiques and everyday shopping facilities, including Waitrose and Marks & Spencer Foodhall, create the vibrant village atmosphere for which Harborne is renowned. The Queen Elizabeth Hospital, University of Birmingham and wider Medical Quarter are all conveniently accessible, whilst Birmingham city centre is readily reached via excellent road and public transport links. The nearby A38 and motorway network provide straightforward access to the M5, M6 and Birmingham International Airport beyond. Families are exceptionally well served by a range of highly regarded schooling options across Harborne and Edgbaston, including Edgbaston High School for Girls, The Priory School, Hallfield School, West House School, The Blue Coat School, St George's School and the prestigious King Edward Foundation Schools. Leisure facilities are plentiful, with Harborne Pool & Fitness Centre, Harborne Golf Club, Edgbaston Priory Club and Edgbaston Cricket Ground all within easy reach, further enhancing the exceptional lifestyle offered by this unique and highly regarded community.

Approach

Elevated from the road, the property is approached via steps leading to front door, an established front garden and further greenery to borders.

Hallway

Carpeted, ceiling light point, radiator, under stairs storage, stairs to first floor and door to:

Sitting Room

Laminate flooring, ceiling light point with ceiling rose, ceiling coving, radiator, wall mounted vertical radiator, traditional fireplace, fitted storage and shelving and opening into:

Kitchen/Dining Room

Laminate flooring continues, wall and base units, integrated appliances include: fridge, freezer, 'Neff' dishwasher, 'Hotpoint' oven and grill, four ring induction hob, sink with mixer tap above and instant hot water tap, wooden framed double glazed window to side elevation, double glazed bifold doors to rear garden, two sky lights, ceiling light point and breakfast bar area.

Living Room

Laminate flooring, wall mounted vertical radiator, ceiling spot lights, ceiling light point, sky light, double glazed bifold doors leading to rear garden, two wooden framed double glazed windows to front elevation, power points and opening into:

Utility Room

Wooden framed double glazed window to front elevation, wall and base units, houses 'Worcester' boiler, space and plumbing for washing machine, sink with drainage area, wall mounted heated towel rail, power points, wooden framed double glazed door to side entrance and door to:

WC

Wooden framed double glazed window to front elevation, ceiling spot lights, wall mounted heated towel rail, low level WC and wash hand basin within vanity unit.

Landing

Carpeted, three ceiling light points, wall mounted vertical radiator, power points, stairs leading to bedroom one and doors to:

Bedroom Two

Carpeted, wooden framed double glazed window to rear elevation, radiator, power points and ceiling light point.

Bedroom Three

Carpeted, wooden framed double glazed obscure window to side elevation, radiator, power points and ceiling light point.

Bedroom Four

Carpeted, wooden framed double glazed window to front elevation, radiator, power points with USB points and ceiling light point.

Bathroom

Japanese soaking omnitub with rainfall and hand held shower hose, low level WC, wash hand basin within vanity unit, wall mounted heated towel rail, wooden framed double glazed window to side elevation, ceiling light point and tiled throughout.

Bedroom One

Carpeted, built-in eaves storage, 'Velux' skylight, wooden framed double glazed window to rear elevation, radiator, power points, two ceiling light points and door into:

Ensuite

Walk-in shower cubicle, wash hand basin, low-level WC, wall mounted heated towel rail, 'Velux' skylight and ceiling light point.

Garden

Paved patio area, steps leading laid to lawn, stepping stones leading to summer house and a rear gate.

Further Details

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

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.

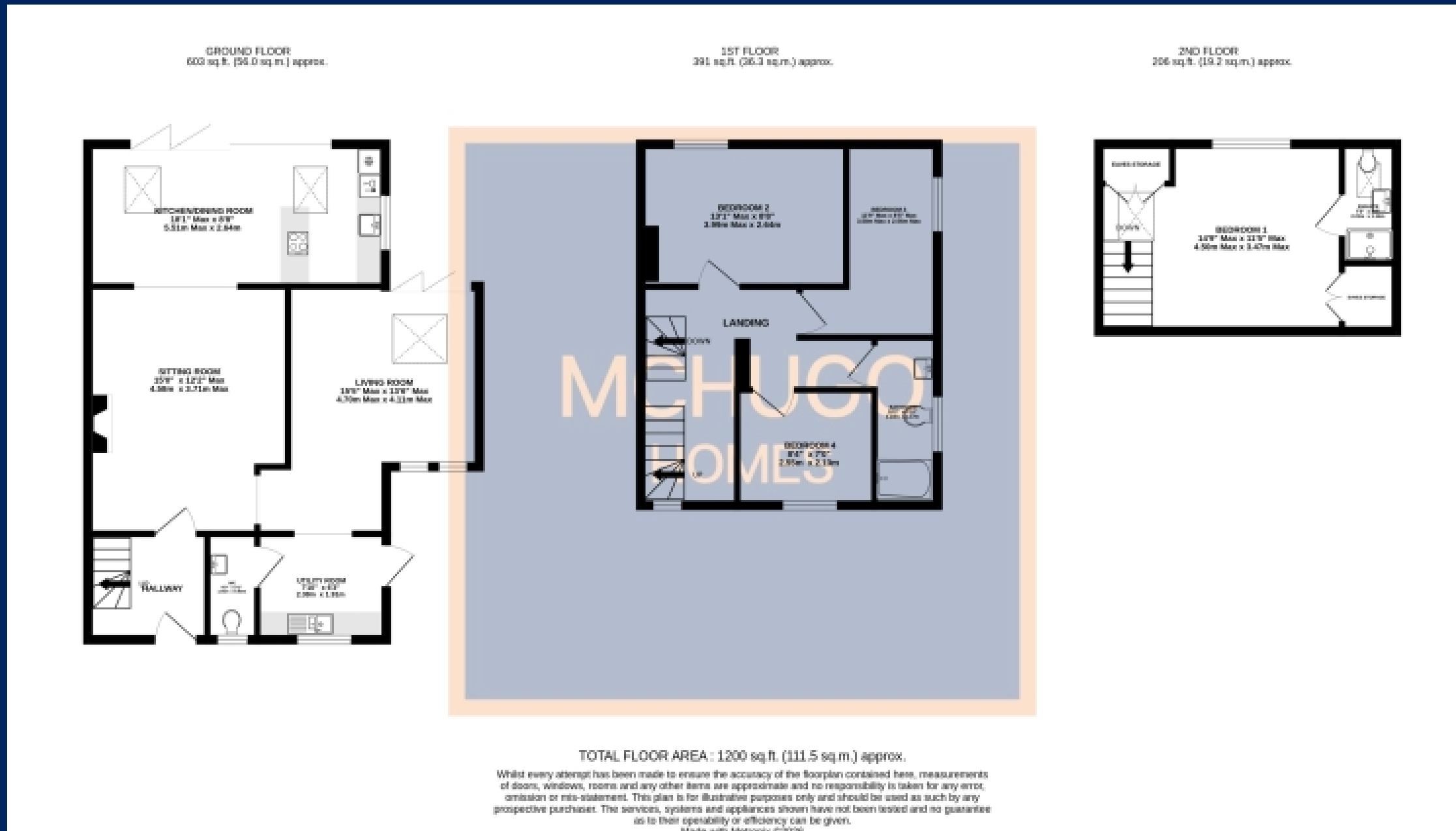






Key Features:

- Semi detached
- Four bedrooms
- Principal suite with ensuite
- Two receptions
- Open-plan kitchen diner
- Well presented throughout
- Family home opportunity
- Downstairs WC
- Utility room
- Moor Pool Estate location



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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