



33 Carless Avenue, Birmingham, B17 9BN

£495,000

Hadleigh Estate Agents are delighted to offer this three bedroom end terraced property for sale. Offered with no upward chain the property boasts an extensive plot size and rear garden. Located on the ever popular Carless Avenue the property further benefits from rear access allowing gated parking.

In brief the property comprises of entrance hallway, spacious lounge and dining room. Along with fitted kitchen, guest WC and storage room. On the first floor are three double bedrooms and family bathroom. Further benefitting from front garden, extensive rear garden with patio area and gated access for parking.

Location



Sit on The Spinney of Carless Avenue being set within the Moor Pool Estate which is highly desirable and sought after. The property is within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary, Chad Vale Primary School and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

Entrance Hallway

With partially glazed wooden front door, carpeted flooring, ceiling light point and radiator. Giving access to lounge, dining room and guest WC.

Lounge



Spacious lounge with windows to the front elevation and glazed window between the kitchen. Fireplace, radiator, ceiling light point and carpeted flooring.

Dining Room



Dual aspect glazing to the rear and side elevation, partially glazed internal doors to the kitchen and hallway. Radiator, ceiling light point and carpeted flooring.

Guest WC



Spacious guest WC offering storage cupboard, window to the side elevation, low level flush WC, hand wash basin and radiator.

Storage Room

Convenient storage room housing fuse box and meter, with window to front elevation.

Kitchen



Fitted kitchen with a range of base and wall units, window to rear elevation and door leading to garden. Radiator, cooker space and sink and drainer unit.

Landing

With window to the side elevation, carpeted flooring, ceiling light point and airing cupboard.

Master Bedroom



Spacious master bedroom with window to rear elevation, radiator, carpeted flooring and ceiling light point.

Bedroom Two



Double bedroom with window to front elevation, radiator, carpeted flooring and ceiling light point.

Bedroom Three



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

Bathroom



Fitted bath, low level flush WC and hand wash basin. Window to front elevation, radiator and ceiling light point.

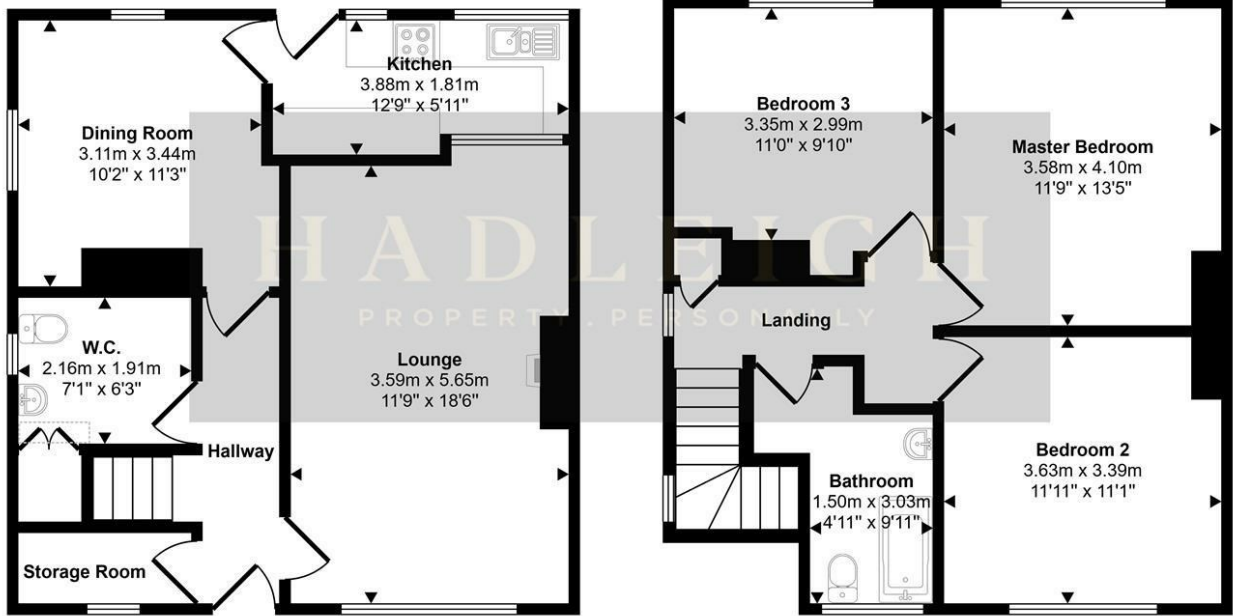
Garden



Extensive rear garden with side patio area, laid to lawn and providing rear gate access for parking.

Floor Plan

Approx Gross Internal Area
106 sq m / 1143 sq ft



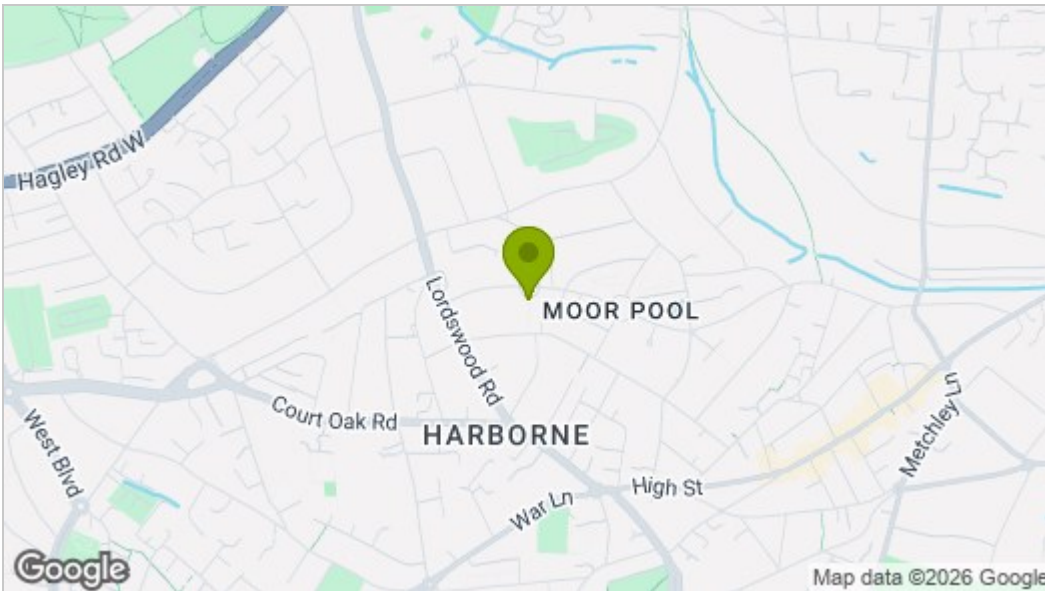
Ground Floor
Approx 54 sq m / 577 sq ft

First Floor
Approx 53 sq m / 566 sq ft

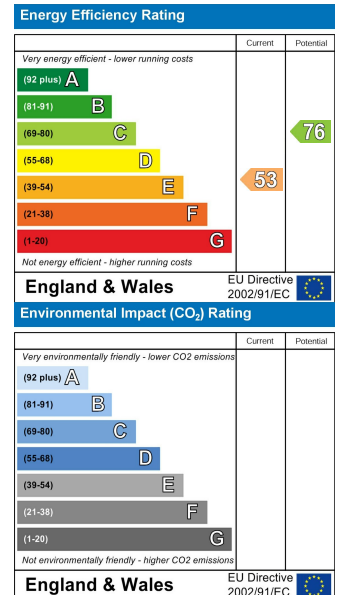
Denotes head height below 1.5m

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.