



North Gate, Harborne, Birmingham, B17 9EP

- Beautifully Presented Period Home within the Heart of the Moor Pool Estate
- Superbly Extended Open Plan Living
- Wonderful Secluded Rear Garden
- No Upward Chain
- Three Bedrooms
- In Close Proximity to Harborne High Street
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - C

Offers In The Region Of £585,000



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An immaculately presented and extended period home situated in this sought-after location within the heart of the Moor Pool Estate in Central Harborne. This impressive three bedroom property provides a stunning open-plan rear extension, perfect for entertaining families, friends and guests and additionally boasts a wonderfully secluded rear garden. Being Sold with No Upward Chain.

The property is set back elevated well above street level, there is a beautifully maintained front fore-garden with mature flowerbed borders and steps leading to the property entrance, it is fully double glazed and includes gas central heating.



As you enter the property, the initial entrance area provides a staircase to the first floor and access into a spacious front reception room, which includes a built-in bookcase and a feature cast iron fire with timber mantelpiece. An internal sliding door leads through to a magnificent extended open-plan kitchen living space, with patio doors, skylights and additional windows offering plenty of natural light and access to the rear garden, with ample space for a dining table and chairs.

The kitchen comprises gloss wall and base level units with complimentary worktops and tiled splash-back, plus a matching island complete with breakfast bar. The kitchen includes a freestanding "Fisher & Paykel" oven with incorporated gas hob and extractor unit, with a further integrated microwave and dishwasher with space for fridge freezer. There is a useful utility cupboard which houses the central heating boiler and plumbing for washing machine and tumble dryer. Additionally downstairs, a side extension offers an additional good sized reception room, which can be used as a study room or as a children's playroom, providing additional access to the rear garden, with a partly tiled downstairs shower-room comprising WC, wash hand basin and a walk-in shower cubicle.



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Upstairs comprises three generously sized bedrooms, including two double rooms and a slightly smaller third bedroom, complimented by a further fully tiled bathroom comprising low level WC, vanity sink unit and bath with separate shower above.

The rear garden is beautifully maintained and secluded with a patio area across the rear and side of the property with a central pathway leading to a rear gated access. Either side is a well manicured lawn space with mature hedgerow and a fenced boundary.

The property is situated in this highly desirable location in the centre of Harborne's renowned Moor Pool estate, with its wonderful heritage, and in close proximity to the highly regarded High Street, offering a wide variety of amenities including high-end supermarket retailers such as Waitrose and Marks & Spencers, along with an

excellent range of independent and award winning pubs and eateries. The immediate location also offers excellent access to Queen Elizabeth Medical Complex and Birmingham University, both of which are within a mile radius, and there are excellent transport links directly in to Birmingham City Centre also on offer. The area

also boasts a wide range of outstanding schools for children of all ages in both the private and state sector.



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Viewings

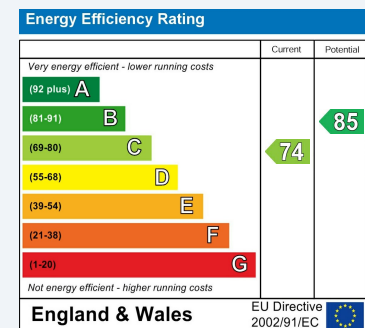
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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