



Carless Avenue, Harborne B17 9BW



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Property Description

Positioned within one of Harborne's most sought-after addresses, this spectacular five-bedroom semi-detached residence on Carless Avenue offers beautifully balanced accommodation across three floors, combining elegant period character with versatile modern family living.

The property is approached via a pebble driveway providing off-street parking alongside access to the garage, with an attractive front garden enhancing the home's charming kerb appeal. Internally, a welcoming entrance hallway sets the tone for the accommodation beyond, featuring herringbone flooring, decorative coving and excellent natural light throughout.

To the front of the property, the elegant dining room enjoys a beautiful bay window and feature fireplace, creating a refined reception space ideal for entertaining. A further living room provides a superb principal reception area, centred around a striking fireplace and benefitting from French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the rear, the home opens into a stunning family sitting area and kitchen arrangement, thoughtfully designed to create the true heart of the home. The kitchen itself is fitted with an excellent range of cabinetry complemented by granite work surfaces and a beautiful Aga cooker, while French doors and dual aspect windows flood the space with natural light. The adjoining family area offers excellent versatility for modern day living, ideal for both relaxed evenings and social occasions. A convenient downstairs WC completes the ground floor accommodation.

The first floor comprises four well-proportioned bedrooms alongside a beautifully appointed family bathroom featuring a freestanding bath, separate shower enclosure and elegant contemporary fittings. The second floor is dedicated to an impressive additional bedroom suite benefitting from fitted storage, eaves access and a modern ensuite shower room, creating a peaceful and private upper floor retreat.

Externally, the rear garden is a standout feature of the home, offering a substantial lawned garden framed by mature trees and established shrubbery, alongside a generous paved patio area ideal for outdoor dining and entertaining throughout the warmer months. Combining substantial family accommodation, exceptional presentation and one of Harborne's most prestigious residential settings within the Moor Pool Estate, this is a rare opportunity to acquire a truly outstanding home.

Area

Carless Avenue occupies a prime position within the historic Moor Pool Estate, one of Harborne's most sought-after residential settings renowned for its Arts & Crafts architecture, tree-lined surroundings and exceptional sense of community. Originally designed in the early 20th century by architects J.H. Hare and Barry Parker, the estate continues to retain its distinctive character and conservation appeal, offering a unique lifestyle setting within close reach of Birmingham city centre.

The property is ideally placed for access to Harborne High Street, where residents can enjoy an excellent selection of independent cafés, popular restaurants and everyday shopping amenities, including Waitrose and Marks & Spencer Foodhall. The nearby Moor Pool Hall, tennis courts, parkland and community facilities further enhance the area's village-style atmosphere.

The Queen Elizabeth Hospital, University of Birmingham and wider Medical Quarter are all within easy reach, making the location particularly attractive for professionals and academics.

Approach

A front garden laid to lawn, hedges to borders, pebble driveway leading to up and over garage door and front door leading to:

Hallway

Two double glazed windows to side plus bay, stairs to first floor, herringbone parquet wooden flooring, storage cupboards, under stairs storage access, radiator power points, ceiling coving, light points and doors to:

WC

Low level WC, ceiling light point, extractor fan, radiator and floating wash hand basin.

Family Room

Tiled flooring, double glazed windows with side and rear aspect, ceiling coving and selection of recessed ceiling down lighters, opening to kitchen area, two radiators, power points, door to garage and into:

Living Room

Double glazed windows with bay, door leading to garden, ceiling coving, wrought iron fireplace with mantel surround, herringbone parquet wooden flooring, ceiling light points, power points and doors open to:

Dining Room

Front facing window, herringbone parquet wooden flooring, wrought iron fireplace with mantel surround, ceiling coving, light points, power points, radiator and double glazed bay window.

Kitchen

Range of wall and base mounted cabinetry, Granite work tops with inset porcelain sink and draining area with mixer tap above, tiling to splashback areas, power points, ceiling coving, recessed ceiling light points, two double glazed windows and double glazed French doors leading to garden, tiling underfoot, appliances include a stunning two plate AGA, CDA dishwasher and tall fridge.

Garage

Up and over electric door, ceiling strip lights, double glazed window and panel door to rear garden, tall water cylinder and 'Baxi' boiler, storage ideal for utility area and plumbing for washing machine, worktop with sink and mixer tap above plus power points.

Garden

Beautiful paved patio area with steps up to large garden laid to lawn, further space for vegetable patch to the rear of the garden, mature shrubbery and tree lines to borders and boundary.

First Floor Landing

Ceiling light point, power points, under stairs storage, carpeted with stairs lead to first floor doors to.

Bedroom Two

Front facing double glazed window, ceiling light point, laminate flooring, radiator and power points.

Bedroom Three

Rear-facing double glazed window, ceiling light point, radiator, carpeted, a wash basin and power points.

Bedroom Four

Front facing double glazed window, storage cupboard, radiator, ceiling light points, carpeted and power points.

Bedroom Five

Rear and side facing double glazed windows, wash hand basin, power points plus USB ports, carpeted and radiator.

Bathroom

Two obscure double glazed windows with side aspect, two ceiling flush lights, matching suite of tall pedestal sink, free standing bath with telephone style fittings, low-level WC, corner shower cubicle with rain shower head and partly tiled.

Second Floor Landing

Double glazed window with side aspect, ceiling light point, fitted storage and wardrobes both with access to further eaves storage.

Bedroom One

Through aspect with two double glazed windows, ceiling light points, radiator, power points including with USB ports, carpeted and access to:

Ensuite

Matching suite of low-level WC, pedestal sink, shower cubicle with rain shower head, recessed ceiling downlighters, ceiling skylight, wall mounted heated towel rail and partly tiled.

Further Details

Tenure: Freehold

Council Tax Band: G

EPC: TBC

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

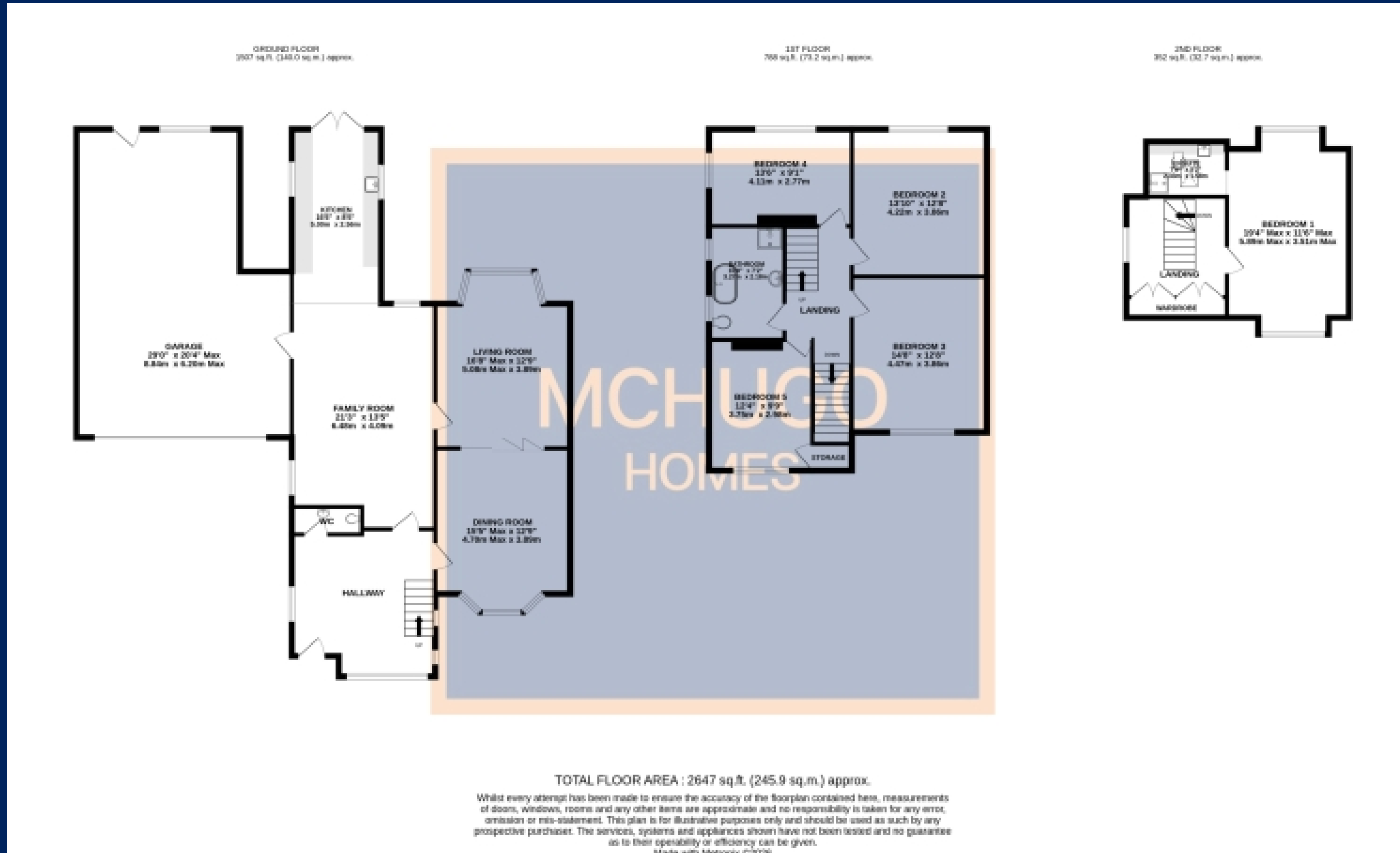
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Key Features:

- Semi-detached home
- Five bedrooms
- Three-storey living
- Moor Pool Estate
- Multiple receptions
- Open-plan kitchen
- Garage
- Driveway
- Landscaped garden
- Ensuite bedroom

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