



North Pathway, Harborne B17 9EJ



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Property Description

Positioned within the heart of the historic Moor Pool Estate, this beautifully renovated two-bedroom terrace home perfectly balances contemporary styling with the timeless character synonymous with one of Harborne's most desirable residential settings. Thoughtfully modernised by the current owner, the property offers beautifully presented accommodation throughout, creating an ideal home for first-time buyers, professionals or those seeking a low-maintenance lifestyle within this highly regarded conservation area.

Approached via an attractive front garden enclosed by mature hedging, the property enjoys a wonderful sense of privacy before opening into an impressive open-plan kitchen, dining and living space. Designed to be the true heart of the home, this exceptional room offers a superb setting for both everyday living and entertaining, with areas for cooking, dining and relaxing whilst maintaining an open and sociable feel.

The contemporary fitted kitchen has been finished to an excellent standard, offering a stylish range of wall and base units together with generous worktop space and integrated appliances. French doors open directly onto the landscaped rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. The property also benefits from ample storage throughout, while a shared side passage provides convenient access to the rear garden.

The first floor comprises two generously sized bedrooms, including a principal bedroom benefitting from fitted wardrobes, providing excellent storage and a clean, uncluttered finish.

Serving the bedrooms is a beautifully appointed contemporary bathroom, thoughtfully designed to combine style with practicality. The suite features an elegant freestanding bath, separate walk-in shower, wash hand basin and WC, while an additional space offers the flexibility to accommodate laundry appliances, creating an ideal optional utility area.

Externally, the landscaped rear garden provides an attractive and private setting to enjoy throughout the year, offering an excellent space for outdoor dining, entertaining or simply relaxing in peaceful surroundings.

Combining high-quality renovation, stylish open-plan living and an enviable position within the Moor Pool Estate, this exceptional home presents a rare opportunity to acquire a beautifully finished property in one of Harborne's most sought-after locations.

Area

North Pathway enjoys a prime position within the historic Moor Pool Estate, one of Harborne's most distinctive and sought-after residential settings. Designed as a Garden Suburb in the early 20th century and inspired by the Arts & Crafts movement, the conservation area is renowned for its characterful architecture, tree-lined surroundings and strong sense of community. Residents enjoy access to Moor Pool Hall, tennis courts, green open spaces and a local convenience store, all within easy walking distance. Harborne High Street is nearby, offering an excellent selection of independent cafés, restaurants, boutiques and everyday amenities, including Waitrose and Marks & Spencer Foodhall. The Queen Elizabeth Hospital, the University of Birmingham and the wider Medical Quarter are all easily accessible, while highly regarded schools including Harborne Primary School, Hallfield School, The Priory School and the King Edward Foundation Schools further enhance this exceptional location.

Approach

Block paved footpath leading to the front door, lawn area and hedges to boarders.

Kitchen/Dining/Living Room

Amtico flooring, wall and base mounted units, integrated 'Neff' oven with 'Neff' four ring induction hob above, integrated 'Bosch' microwave, integrated 'Lamona' dishwasher, power points, ceiling spotlights, three feature light points above breakfast bar area, wooden framed double glazed window to front elevation, LVT flooring throughout, two radiators, doors to storage cupboards, further door to stairs, double glazed windows and French doors leading into rear garden.

Landing

Carpeted, ceiling light point, power points and doors to:

Bathroom

Walk-in shower cubicle with wall mounted rainfall and handheld hose with mixer tap, freestanding bath with taps and telephone style handheld hose above, low level WC, wash hand basin within vanity unit, radiator, ceiling spotlights and wooden framed double glazed window to front front elevation.

Bedroom One

Carpeted, radiator, power points, ceiling spotlights, ceiling light point, double glazed window to rear elevation and fitted wardrobes.

Bedroom Two

Carpeted, radiator, ceiling spotlights, power points and wooden frame double glazed window to front elevation.

Garden

Brick paved patio area, laid to lawn with hedges and fences to borders and side gate leading to front of property.

Further Details

Tenure: Freehold, Council Tax Band: C, 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

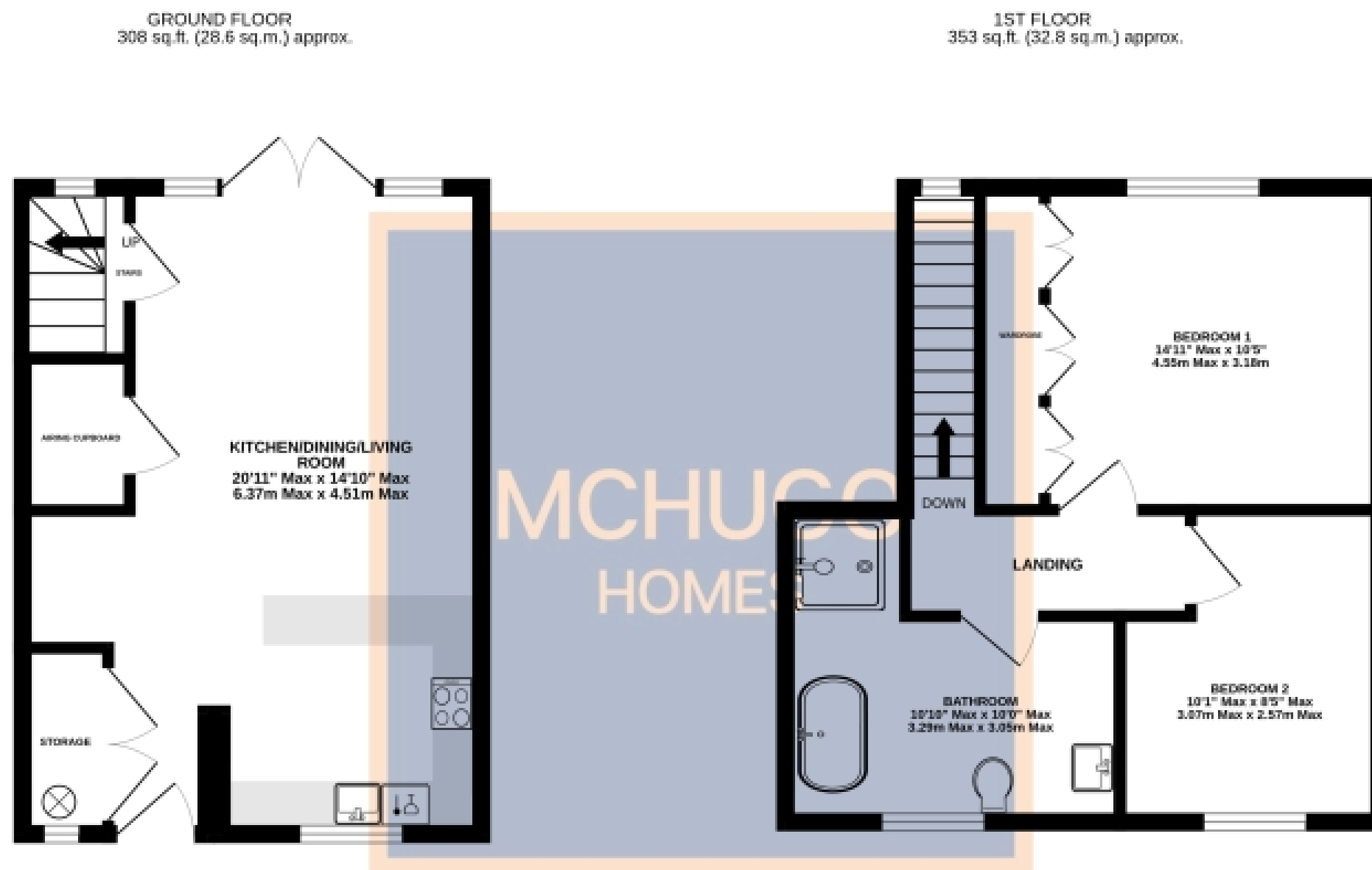
Disclaimer

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.









TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Key Features:

- No upward chain
- Historic Moor Pool Estate
- Beautifully renovated throughout
- Open-plan living space
- Contemporary fitted kitchen
- Two generous bedrooms
- Luxury bathroom suite
- Excellent storage
- Conservation area
- Landscaped rear garden

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