



Margaret Grove, Harborne B17 9JH

Offers In The Region Of £474,950

**midland
residential**



3  2  1  C 

Midland Residential are excited to present for sale this mid terraced house situated in the highly sought-after, characterful and historic area of Moor Pool Estate, Harborne, better known as the "Garden Suburb". This charming and well-presented deceptively spacious property offers beautifully arranged accommodation across three floors, ideal for modern living. The property benefits from a rear extension, creating an impressive open-plan space encompassing both a living room, study and kitchen-diner. The ground floor enjoys a welcoming and versatile layout with an abundance of natural light throughout. On the first floor: two well-proportioned bedrooms (one with a private store) alongside a stylish master bathroom. Leading off the landing are stairs rising to a thoughtfully converted attic space which provides an excellent principal bedroom suite complete with a private ensuite shower room, offering both privacy and practicality. The property further offers access to a basement cellar, ideal for a future conversion. Further benefits include gas central heating and part double glazing. The front garden offers a private space with bike storage provisions, and the rear garden offers an excellent patio with simple maintenance in mind. Margaret Road is perfectly positioned within easy reach of the excellent amenities, cafés, restaurants and highly regarded schools, along with Moor Pool, allotments, a bowling green, tennis courts, a community hall and being in close proximity to the Harborne Walkway, making it one of Birmingham's most desirable residential locations. Viewing by appointment only and sold with no chain.

- Moor Pool Suburb
- Gas Central Heating
- 3 Story House
- Part Double Glazed
- Open Plan Ground Floor
- No Chain
- Modern Kitchen
- EPC Rating: C
- Ensuite Shower
- Birmingham Council Tax Band: C

Description

Approach

Having a front garden with shared path access, with mature boundary hedging, decorative stone coverings, a purpose-built bike store with stands

Entrance Hallway

Being accessed through a wooden front door, fitted carpet, providing access through to the ground floor living area, and stairs leading to the first floor:

Reception Room

11.3 x 4.4 (37'0" x 14'5")

Having stained wooden flooring, central heating radiator, timber frame double-glazed window to the fore, recessed log burner fire, a selection of built-in storage wall units, with recessed under-stairs storage provision, providing stair access to the basement with electric supply, two ceiling light points, raised breakfast bar

Kitchen

4.55 x 3.61 (14'11" x 11'10")

Being extended at the rear, with steps leading through to a modern and well designed kitchen dining area, having tiled flooring, vertical central heating radiator, a selection of modern matching wall and base units with colour matched door fronts, laminated worksurface with matching up stand with stainless steel sink and tap inset, cream brick pattern splashback wall tiles, stainless steel cooker extraction fan with hood over, UPVC double-glazed window to the rear

and side elevation, recessed ceiling spotlights with roof light window providing additional natural light, mains operated smoke detector, timber framed double glazed French doors providing rear garden access:

Stairs & Landing

Having a fitted carpet leading through to the landing with a handrail and bannister, and painted walls, ceiling spotlight, mains-operated smoke detector, with doors and stairs to the second floor leading thereof:

Bedroom 1

fl 3.88 x fw 3.45 (fl 12'8" x fw 11'3")

Having a fitted carpet, central heating radiator, timber framed double glazed window to the fore, ceiling light point, door leading through to an enclosed storeroom with ceiling light point and shelving with clothes hanging rail.

Bedroom 2

3.03 x 2.9 (9'11" x 9'6")

Having a fitted carpet, central heating radiator, single-glazed window to the rear, ceiling light point

storage room in first bedroom

1.45 x 0.9 (4'9" x 2'11")

Bathroom

2.9 x 1.4 (9'6" x 4'7")

Having vinyl flooring, parts splashback wall tiles, bath with hot and cold tap over,

thermostatic shower-bar with riser and rain shower attachment, glazed shower screen, close coupled WC, wash hand basin with pedestal and storage unit below, central heating radiator, single-glazed obscure glass window to the rear, recessed ceiling spotlights, mechanical extractor fan

Loft Bedroom 3

fl 4.4 x fw 2.73 (fl 14'5" x fw 8'11")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear recessed ceiling spotlights, door leading through to en-suite.

Ensuite

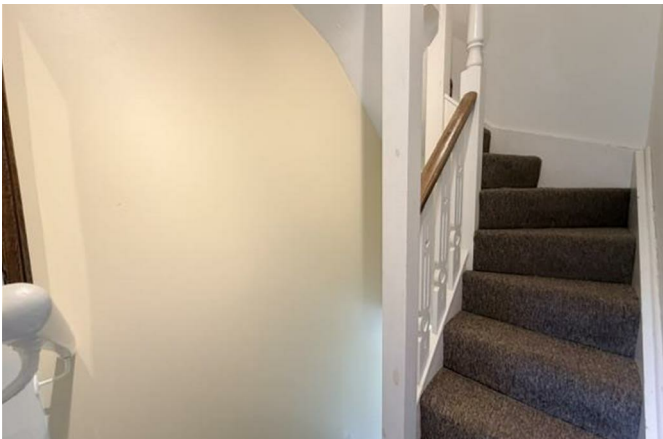
fl 2.19 x fw 1.42 (fl 7'2" x fw 4'7")

having vinyl flooring, shower cubicle with bifold door, tiled splashback wall tiles to shower area with Triton electric shower, close-coupled WC, wash hand basin with tap over with vanity unit below, central heating radiator, two ceiling rooflights with double glazed windows, recessed ceiling spotlights mechanical extractor fan

Garden

Having a slabbed patio with step leading down to an artificially lawned area with a central pathway leading through to rear, providing a rear access point, timber framed shed











Floor Plans



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Disclaimer Notice

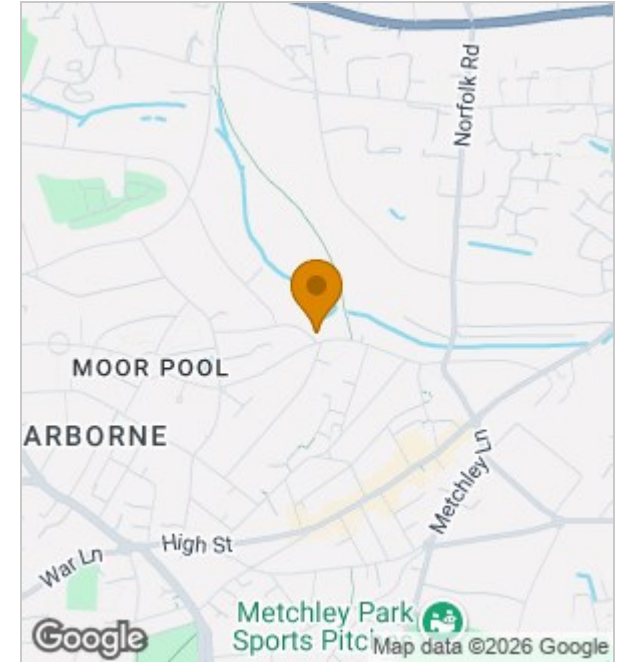
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Tenure. We have been advised by the vendor that the property is **Freehold**. The Agent has not had sight of the title documents; therefore, prospective purchasers are advised to obtain verification from their solicitors.

Anti Money Laundering Regulations. In accordance with Anti-Money Laundering (AML) regulations, intending purchasers will be required to produce identification documentation at the offer stage. Failure to comply with this request will result in the offer being refused. A **non-refundable fee of £55.00 per person** is payable when an offer is accepted in principle. We appreciate your cooperation in helping to prevent delays in agreeing the sale.

Area Map



Energy Performance Graph

