



28 High Brow, Birmingham

£615,000 Freehold

Hadleigh Estate Agents are delighted to offer this spacious three bedroom terraced property for sale. Situated on the ever popular High Brow, located within The Moor Pool Estate, the property benefits from being offered with no upward chain. Boasting move in ready accommodation, this home is a well maintained and much improved traditional three bedrooomed terraced residence which comprises from, fore garden, reception hall and guest WC. Spacious lounge to the front, separate dining room and extended breakfast kitchen. The first floor offers three double bedrooms and family bathroom. To the rear of the property is a private patio area and well tended garden.





Location

High Brow is a central location 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.

Entrance Hallway

Welcoming entrance hallway, complete with understairs WC and internal storage cupboard. Wooden banister, ceiling light points, central heating radiator, obscure glazed front door and window to front elevation.



Lounge

Spacious lounge offering window to front elevation, carpeted flooring and coal effect gas fire inset in feature fireplace with hearth beneath. Ceiling light point, gas central heating radiator and coving.

Dining Room

Beneficial separate dining room complete with patio doors leading to the garden and feature fireplace. Built in storage cupboards, central heating radiator, laid laminate floor and ceiling light point.





Guest WC

Having low level WC, wash hand basin and partially tiled splashback, ceiling spotlights and central heating radiator.

Kitchen Diner

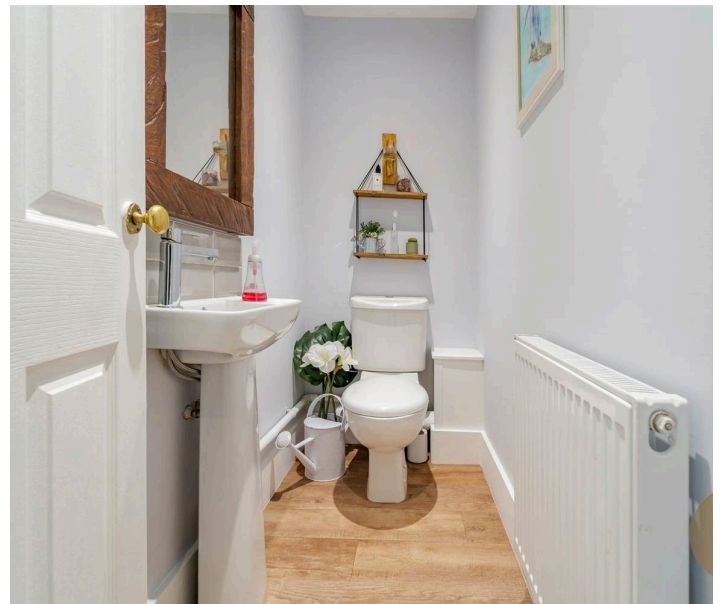
Modern fitted kitchen with a range of base and wall units. Belfast style sink, hardwood block work tops, breakfast island, gas cooker point and extractor over. Part vaulted ceiling with "velux" windows and spot lighting, multi paned double glazed window to rear and bi fold patio doors to side.

Landing

Carpeted flooring, ceiling light point and loft access.

Master Bedroom

Spacious master bedroom, located at the front of the property with multi paned windows, central heating radiator, carpeted flooring and ceiling light point.





Bedroom Two

Spacious double bedroom with windows to the rear elevation, carpeted flooring, ceiling light point and central heating radiator.

Bedroom Three

Having central heating radiator, ceiling light point and multi paned double glazed window to rear.

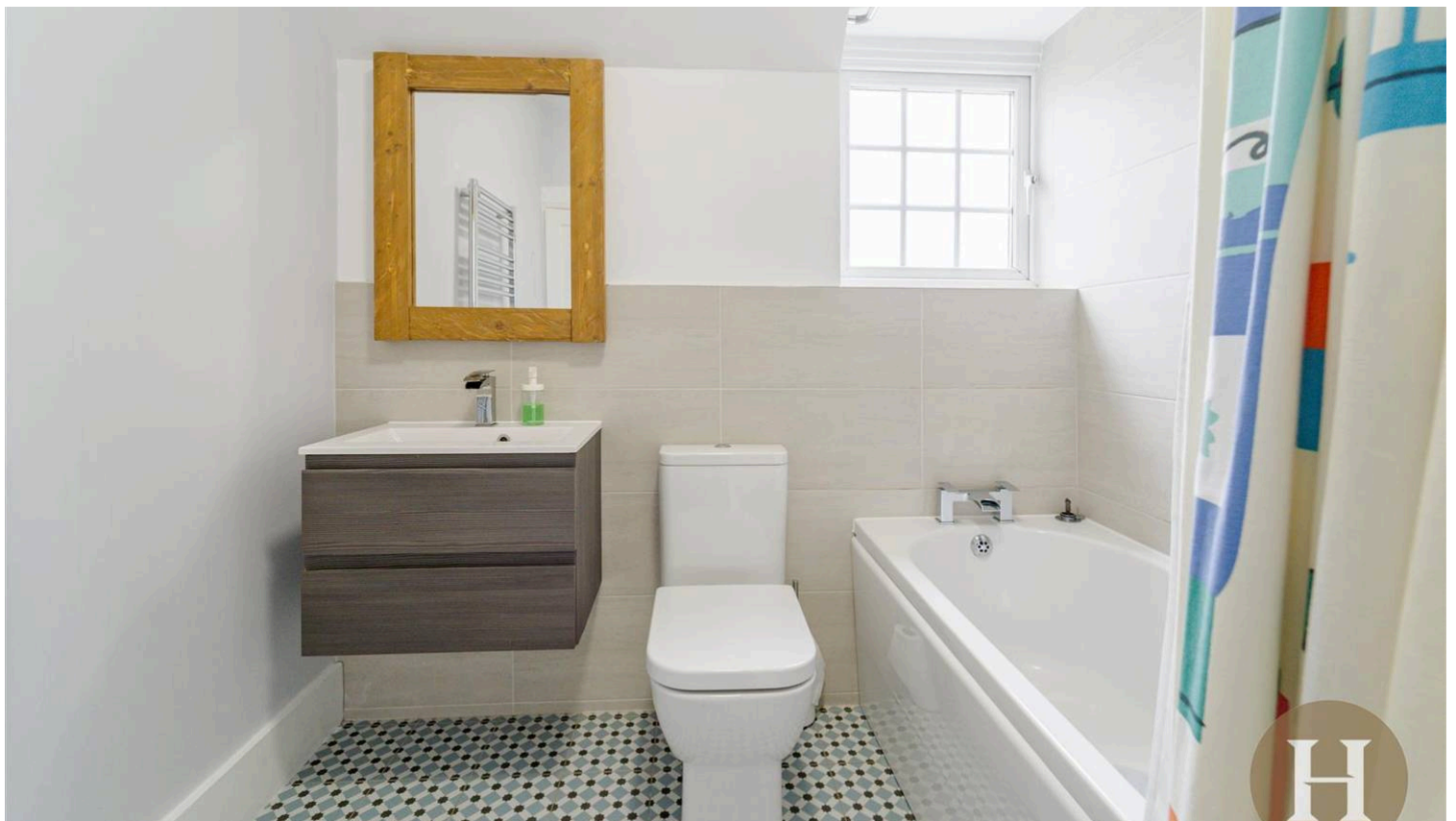
Bathroom

Modern fitted bathroom comprising panelled bath with mains shower over. Low level flush WC and floating vanity unit, airing cupboard, heated towel rail and opaque double glazed window to front.



Garden

Private paved patio area, accessed via both kitchen and dining room. The garden is predominantly laid to lawn with rear patio area and purpose built shed.





Council Tax band: D

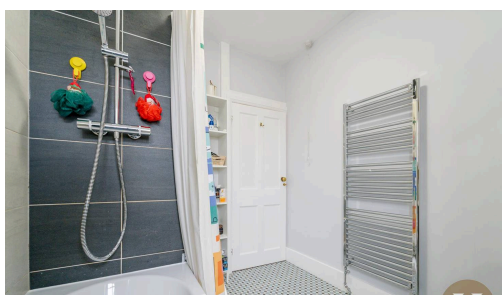
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Located in Moor Pool Estate
- No upward chain
- Two reception rooms & extended breakfast kitchen
- Three double bedrooms & family bathroom



Approx Gross Internal Area
114 sq m / 1226 sq ft



Ground Floor
Approx 64 sq m / 684 sq ft

First Floor
Approx 50 sq m / 542 sq ft

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.