



## 19 Moor Pool Avenue, Birmingham

£465,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Located on the ever popular Moor Pool Avenue, the property benefits from being offered with NO UPWARD CHAIN.

The property comprises of fore garden, entrance hallway and spacious lounge. A convenient guest WC and storage room, fully fitted kitchen and spacious conservatory. The first floor offers three good sized bedrooms and modern family bathroom. To the rear is a private garden and paved patio area.

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### **Location**

Moor Pool Avenue 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.

### **Porch**

With steps up from the pathway, into the open porch with wall light point.

### **Hallway**

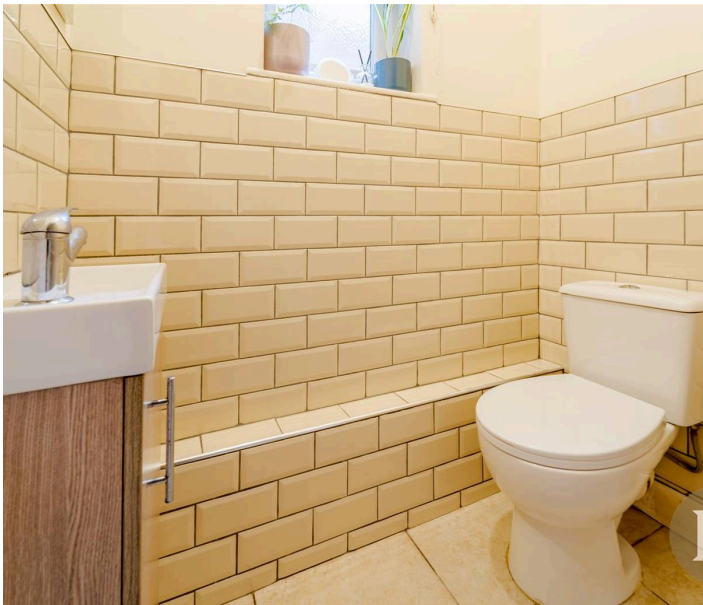
Part glazed door to front elevation, ceiling light point, staircase rising to first floor accommodation and access to lounge.

### **Lounge**

Spacious lounge boasting bay window to the front elevation, feature fireplace surround allowing for potential open fire or stove. Dual aspect window to the rear elevation, ceiling light point and central heating radiator.

### **Guest WC**

Partially tiled guest cloak room, with low level flush WC, vanity unit, opaque glazed window to the side elevation and ceiling light point.





### **Kitchen Diner**

Fully fitted kitchen benefitting from a range of base and wall units, including convenient pantry. Integrated appliances, including fridge and freezer, fitted oven, gas hob and extractor over. The kitchen further boasts plumbing for dishwasher and washing machine. Tiled flooring, ceiling light point, breakfast bar and dual aspect windows to the rear and side elevation.

### **Conservatory**

Spacious conservatory, complete with tiled flooring, ceiling fan and patio doors leading to the garden.



### **Master Bedroom**

The master bedroom boasts fitted wardrobes, dual aspect windows to the front and rear elevation. Carpeted flooring, ceiling light point and central heating radiator.





### **Bedroom Two**

The second bedroom boasts fitted wardrobes, built into the alcove above the stairs, offering ample storage. With window to the front elevation, carpeted flooring, ceiling light point and central heating radiator.



### **Bedroom Three**

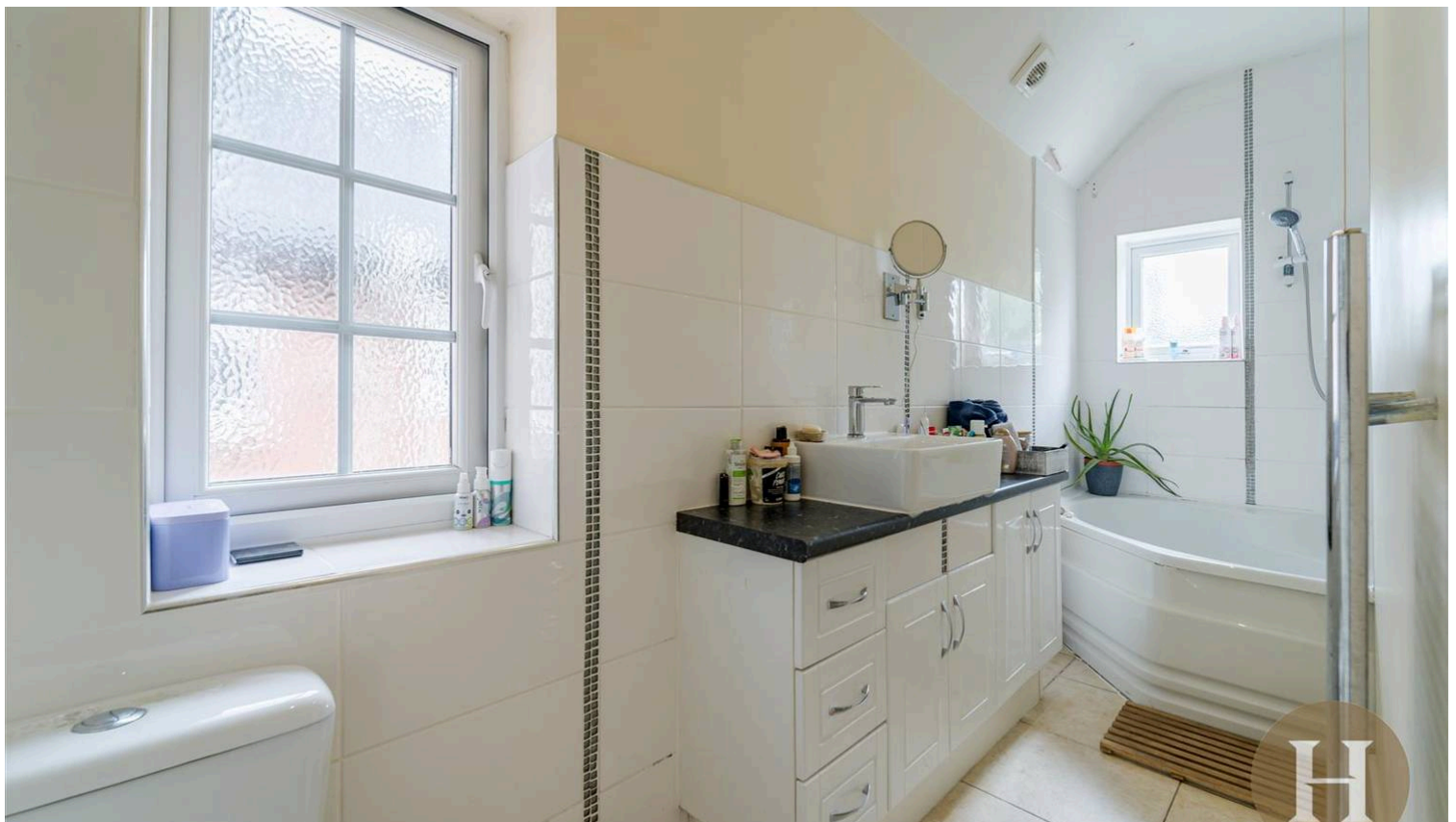
A further double bedroom with window to the rear elevation, central heating radiator, carpeted flooring and ceiling light point.

### **Bathroom**

Partially tiled modern bathroom suite, offering fitted bath and shower over. Low level flush WC, hand wash basin and vanity unit. Towel radiator, ceiling spot lights and windows to the rear and side elevation.

### **Garden**

The private garden comprises paved patio area and predominantly laid to lawn.



Council Tax band: D

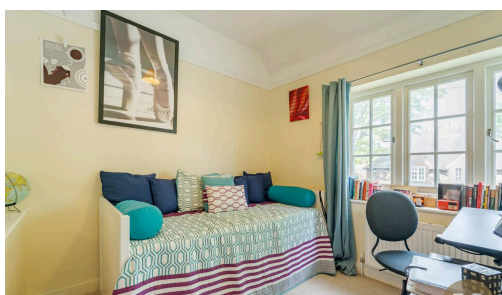
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- › Three bedroom terraced home on Moor Pool Avenue
- › No upward chain
- › Spacious lounge, fitted kitchen & conservatory
- › Guest WC & additional storage room
- › Modern family bathroom



Approx Gross Internal Area  
87 sq m / 933 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft

First Floor  
Approx 37 sq m / 395 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.