HADLEIGH

PROPERTY . PERSONALLY

16 The Circle, Birmingham, B17 9EE

£495,000

A beautiful three bedroom terraced home located within a prime position on the popular Moor Pool Estate, The Circle. This property offers a spacious family living accommodation throughout benefitting from an large kitchen diner.

Approached via a mature fore garden, the ground floor of the property comprises of a large living room and kitchen diner with an additional utility room and downstairs W.C. The ground floor boasts an array of natural light throughout creating a open family space perfect for entertainment.

To the first floor is a main family bathroom which has been updated with a modern design and three double bedrooms. To the rear of the property is a large private, yet maintainable garden, a peaceful space acting as a tranquil suntrap.

Location

The Circle sits proudly in this quiet residential area and enjoys an excellent quality of life for the residents. The bustling Harborne High Street is within close proximity, providing a plethora of facilities such as boutique shops, trendy cafés and bars, along with several popular supermarkets. The Queen Elizabeth Medical Complex and University of Birmingham are easily accessible and the property sits within the catchment area for outstanding schooling facilities with the local transport links providing regular services.

Living Room

Carpeted flooring, double glazed window to front elevation and radiator.

Kitchen Diner

Laminate flooring, ceiling spotlight points, two double glazed skylights, double glazed French door to rear elevation, electric oven with hob, interrelated appliances and door leading to utility room / downstairs W.C.

Downstairs W.C

Laminate flooring, low flush W.C, hand wash basin and wall light point.

First Floor Landing

Carpeted flooring and ceiling light point.

Bedroom One

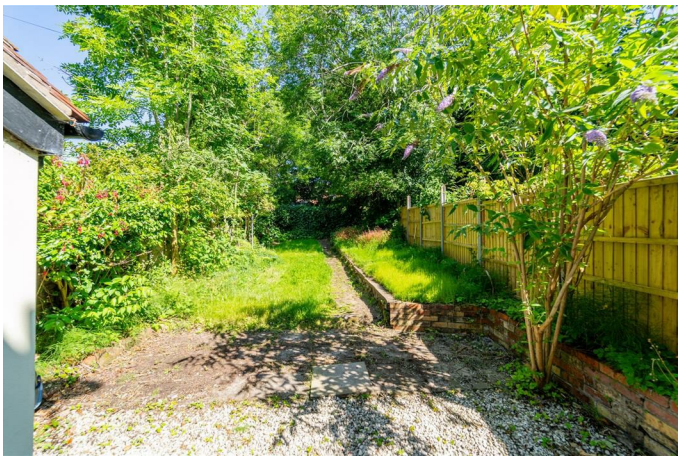
Carpeted flooring, ceiling light point, double glazed window to front elevation and radiator.

Bedroom Two
Carpeted flooring, ceiling light point, double glazed window to front elevation and radiator.

Bedroom Three
Carpeted flooring, ceiling light point, double glazed window to rear elevation and radiator.

Bathroom
Tiled flooring, part tiled walls, double glazed window to rear elevation, heated towel rail, ceiling light point, bath with shower over, hand was basin and low flush W.C.

Garden

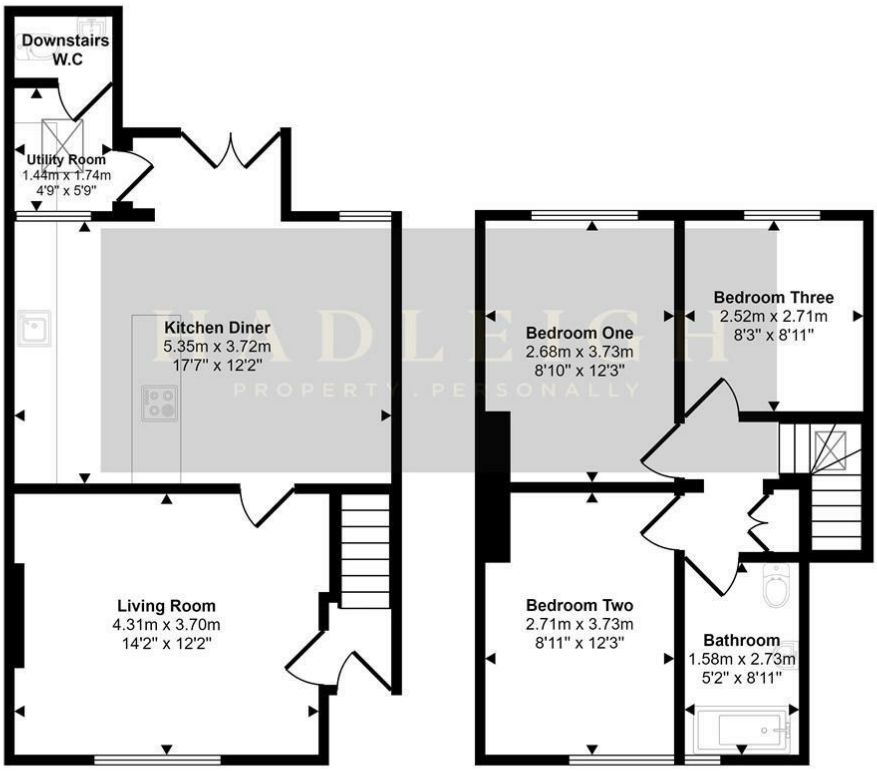


Seating area, maintained lawn and fences to boundaries.

General Information
We have been advised the following information. We suggest you confirm this with your solicitor as Hadleigh Estate Agents will not be held accountable.
EPC - C
Council Tax Band - D
Tenure - Freehold

Floor Plan

Approx Gross Internal Area
85 sq m / 917 sq ft

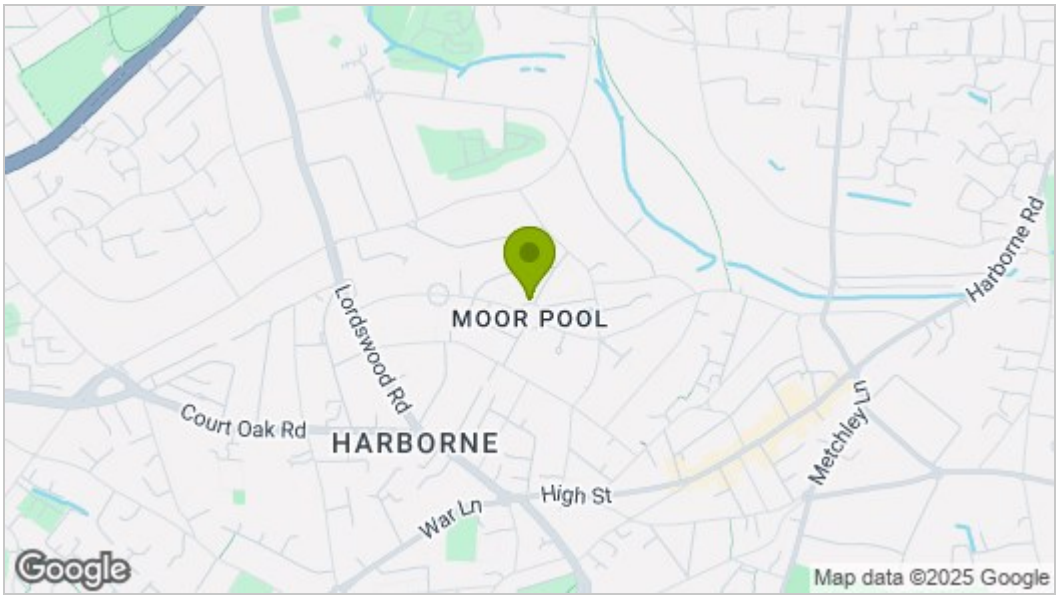


Ground Floor
Approx 47 sq m / 508 sq ft

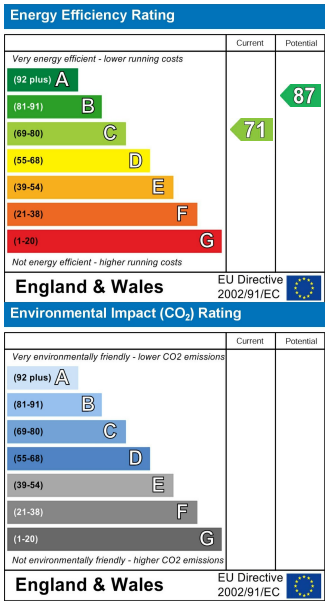
First Floor
Approx 38 sq m / 409 sq ft

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.