



40 Carless Avenue, Birmingham, B17 9BW

**Asking Price £595,000**

Hadleigh Estate Agents are delighted to offer this three bedroom terraced property for sale. Located on the ever popular Carless Avenue this fantastic property offers two reception rooms, guest WC and fitted kitchen. The first floor has three bedrooms, family bathroom and to the rear is a private garden.

CARLESS AVENUE is in the centre of the Moor Pool community, perfectly located on the circle adjacent to the tennis courts. Harborne High Street is readily accessible with its excellent shopping, restaurant and café facilities and the Queen Elizabeth Medical Complex and University of Birmingham are close at hand. There are excellent schools for children of all ages and public transport facilities to all surrounding areas.



## Introduction



CARLESS AVENUE offers an excellent opportunity to acquire a particularly spacious mid terrace home, which benefits from gas central heating together with double glazing. The accommodation briefly comprises reception hall, front living room, guest cloakroom, dining room and fitted kitchen. On the first floor there are three bedrooms and family bathroom. To the rear is a private garden with raised patio and access gate.

## Reception Hall



Having double glazed multi paned hardwood front door to front elevation, laminate flooring, staircase rising to first floor accommodation, double glazed multi paned window to front elevation, ceiling light point and centrally heated column radiator

## Guest Cloakroom



Obscure double glazed multi paned window to front elevation, low level wc, vanity unit with wash hand basin and wall mounted central heating boiler.

## Living Room



Multi paned double glazed window to front elevation, ceiling light point, log burner, central heating radiator, picture rail and ceiling coving

## Dining Room



Multi paned double glazed window to rear elevation, laminate wood effect flooring, ceiling light point, central heating radiator, storage cupboard and door into kitchen.

## Kitchen



Having a range of wall and base units with contrasting work surfaces, single door oven with four ring gas hob above and extractor hood, stainless steel sink with drainer, space for fridge freezer, plumbing for washing machine and dishwasher, laminate flooring, ceiling light point, double glazed multi pane window and door to rear elevation.

## First Floor Accommodation

Staircase rising to first floor landing, loft access and doors into

## Master Bedroom



Double glazed multi pane window to rear elevation, carpet flooring, ceiling light point and central heating radiator

## Bedroom Two



Double glazed multi pane window to front elevation, carpet flooring, ceiling light point and central heating radiator

## Bedroom Three



Double glazed multi pane window to rear elevation, carpet flooring, ceiling light point and central heating radiator.

## Family Bathroom



Double glazed window to front elevation, white suite comprising panelled bath with glazed screen, wash hand basin, low level wc, ceiling spotlights, tiled flooring and part tiled walls.



## Rear Garden



Patio area with lawn beyond and raised patio to the rear with rear access gate.

### General Information

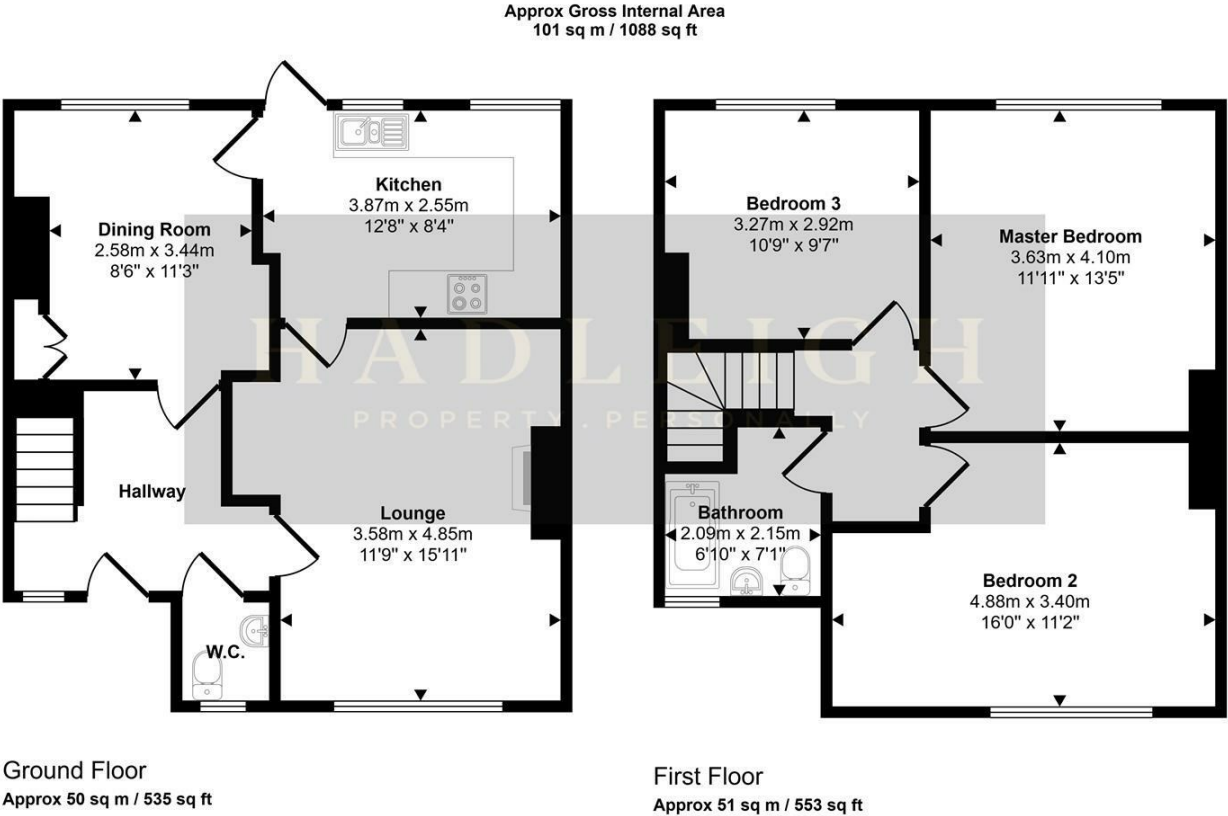
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - D

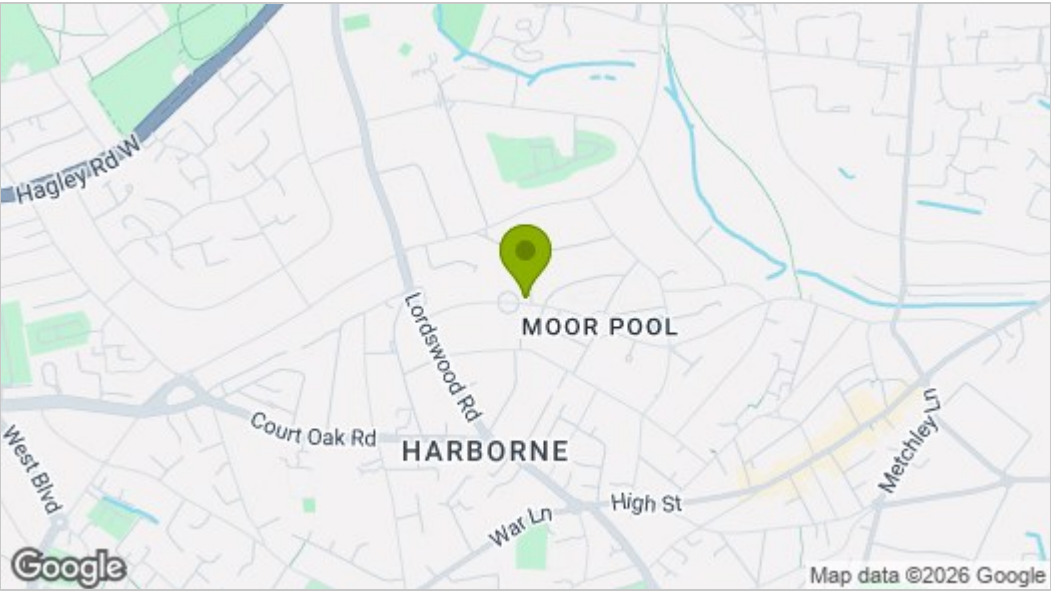
Council Tax Band – D

Floor Plan

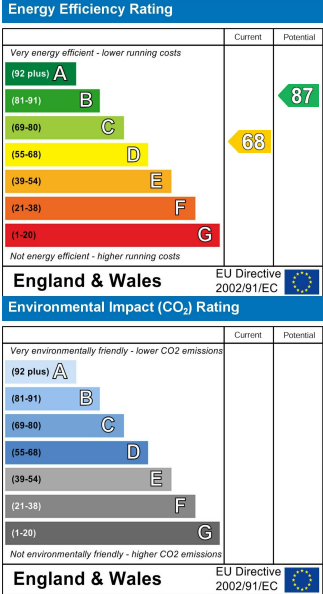


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.