



28 High Brow, Birmingham, B17 9EN

**£610,000**

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 bedroomed 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. For those who rely on the motorway networks they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

## 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.

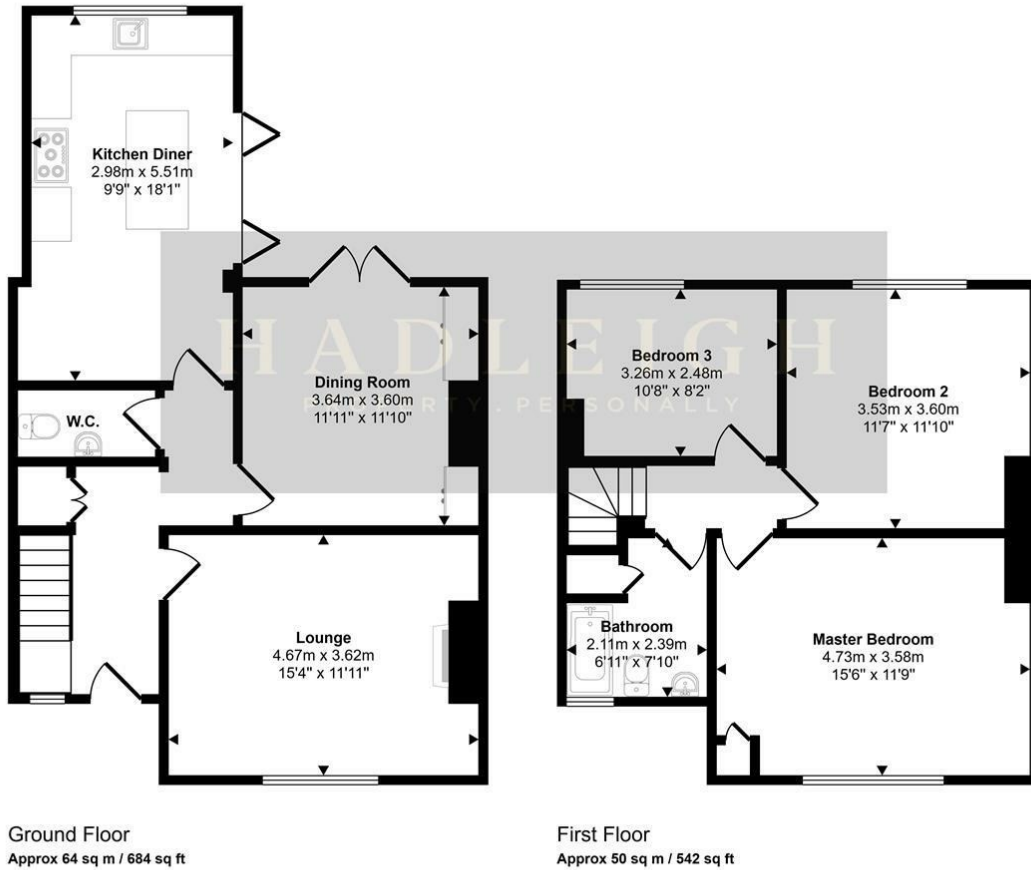
## Garden



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.

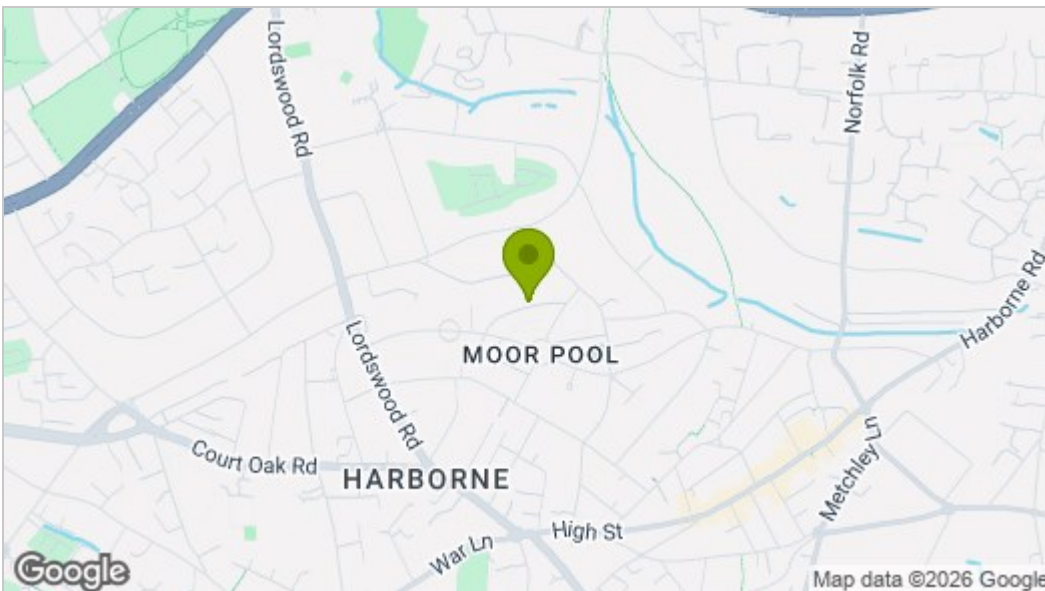
# Floor Plan

Approx Gross Internal Area  
114 sq m / 1226 sq ft

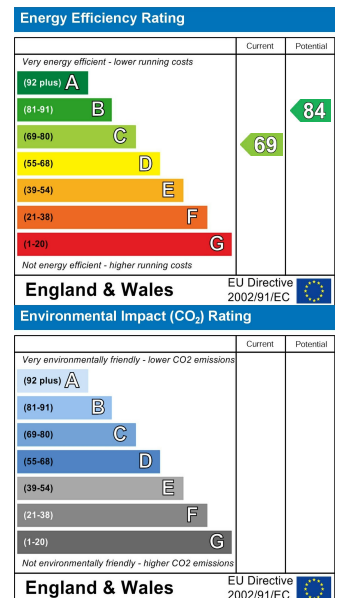


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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