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21 Moor Pool Avenue, Birmingham, B17 9HL

£575,000

Hadleigh Estate Agents are delighted to offer this beautiful family home for sale, situated on Moor Pool Avenue, set within the ever popular Moor Pool Estate.

This property is a superb family home, set back beyond a blue brick driveway and fore garden. Inside briefly comprises; reception hall, spacious living room and beautifully presented extended kitchen diner to the ground floor along with utility area and guest WC. Three bedrooms and family bathroom to the first floor. The accommodation is offered with double glazing, gas central heating and log burner, along with a pleasant rear garden, leading down to the lawn complete with access to the rear.

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. For those who rely on the motorway network 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.

Porch

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

Hallway

Part glazed door to front elevation, chequered tiled flooring, ceiling light point, staircase rising to first floor accommodation, central heating radiator and central heating thermostat control

Living Room

Double glazed windows to front, side and rear elevation providing a triple aspect, feature fireplace with log burner and hearth beneath, large under stairs storage cupboard with ceiling light point and shelving, central heating radiators, fitted dresser unit with shelving, ceiling light point and oak flooring

Kitchen

Having a range of wall and base units, Belfast style sink, oven, five ring gas hob, extractor hood, integrated fridge freezer, dishwasher and stone tiled flooring

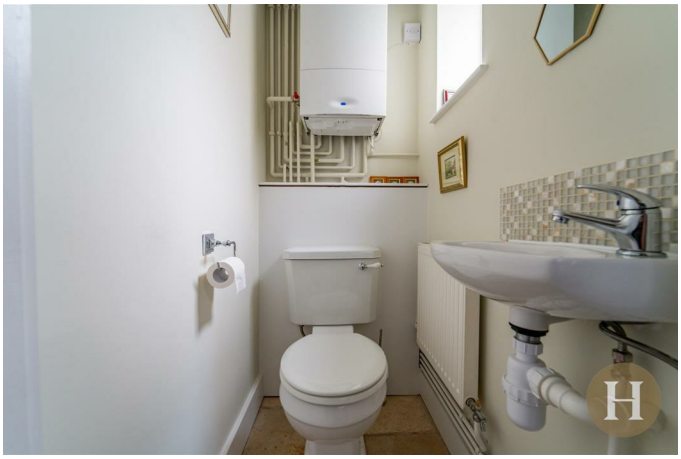
Extended Dining Area

Part vaulted ceiling with two Velux style windows to rear elevation and double glazed window to rear and side elevation, central heating radiator and French doors opening onto the South-facing rear garden

Utility Area

Double glazed door to side elevation, plumbing for washing machine and space for tumble dryer

Guest WC



Low level WC, wash hand basin, ceiling light point, wall mounted gas fired boiler and window

First Floor Accomodation

Staircase from ground floor reception hall to first floor landing, access via pull down ladders to large loft providing an excellent storage space and double glazed window to side elevation

Master Bedroom

Double glazed windows to front and rear elevation providing dual aspect, two central heating radiators, ceiling light point and carpet flooring

Bedroom Two

Double glazed window to front elevation, central heating radiator, ceiling light point and built in wardrobe

Bedroom Three

Double glazed window to rear elevation, ceiling light point, and central heating radiator

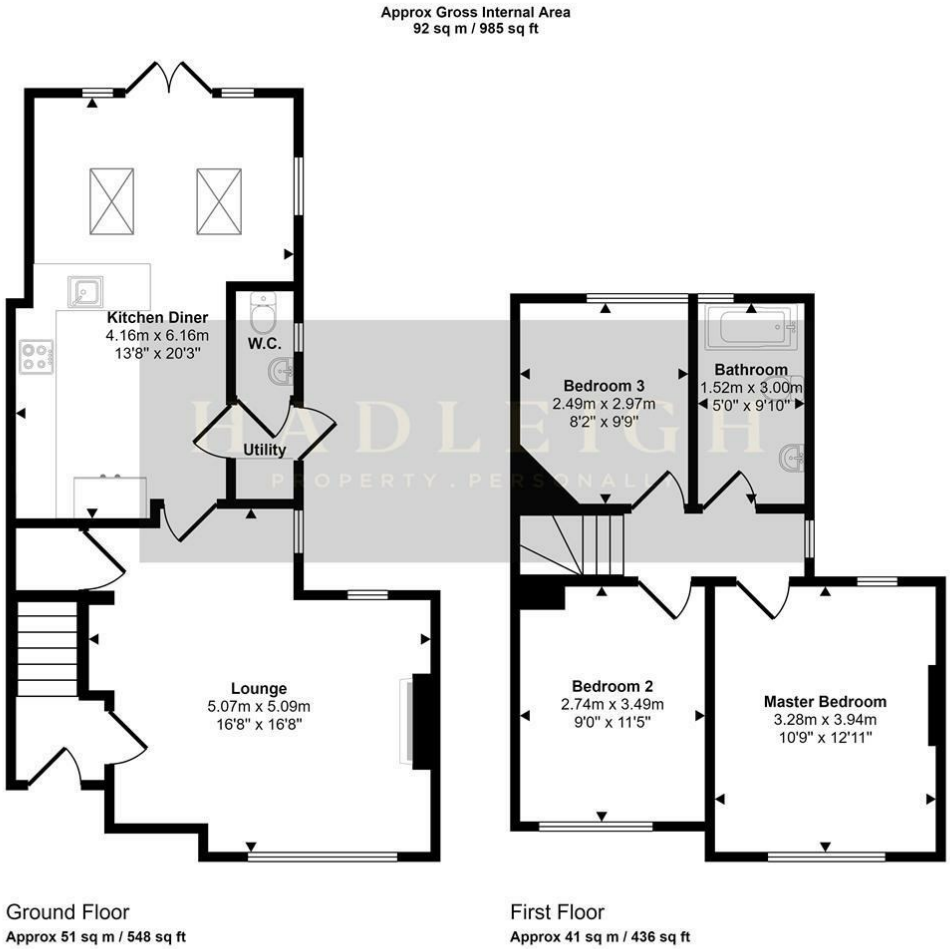
Family Bathroom

Obscure double glazed window to rear elevation, freestanding roll top clawfoot bathtub with waterfall shower head over and glazed screen, low level WC, wash hand basin, tiling to floor, two wall light points and chrome towel rail

Garden

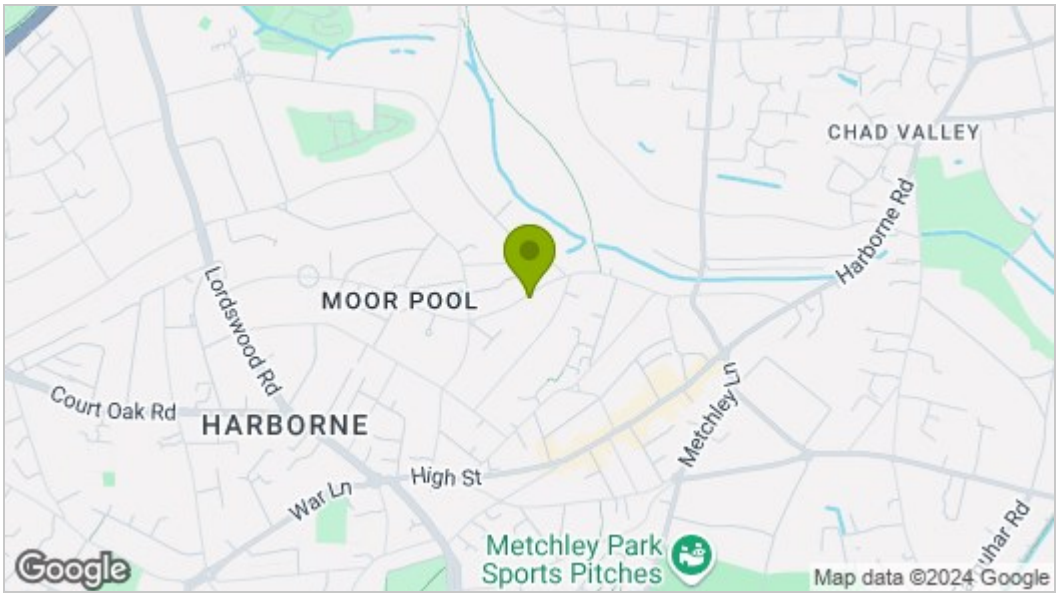
Laid patio area with steps rising to the well maintained lawn and side patio area

Floor Plan

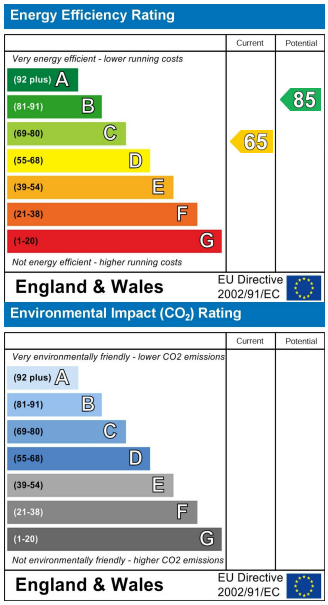


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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