



**32 High Brow, Birmingham, B17 9EN**

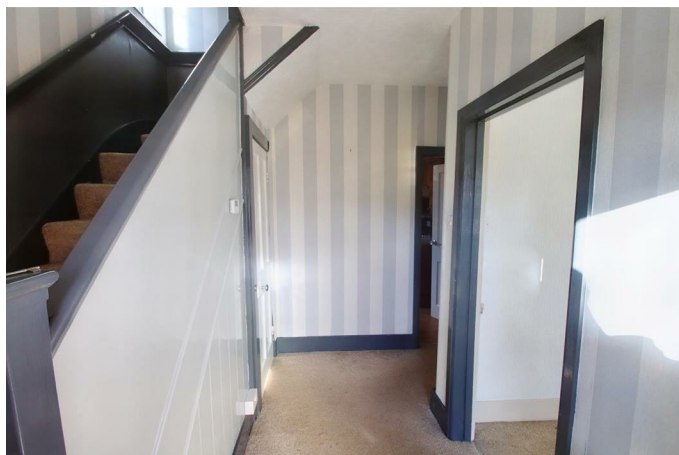
**£450,000**

A traditional three bedroom end terrace property, located on the prestigious Moor Pool estate. The property benefits from a spacious entrance hall, two reception rooms, three bedrooms, family bathroom, garage and off road parking.

High Brow 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 with the local transport links providing regular services.

EPC BAND RATING E  
TAX BAND - D  
TENURE - Freehold

### Entrance hall



Panelled front door, stairs to first floor, under stairs storage cupboard, radiator, doors leading off.

### Lounge



Window to front elevation, period feature fireplace, radiator.

### Sitting room



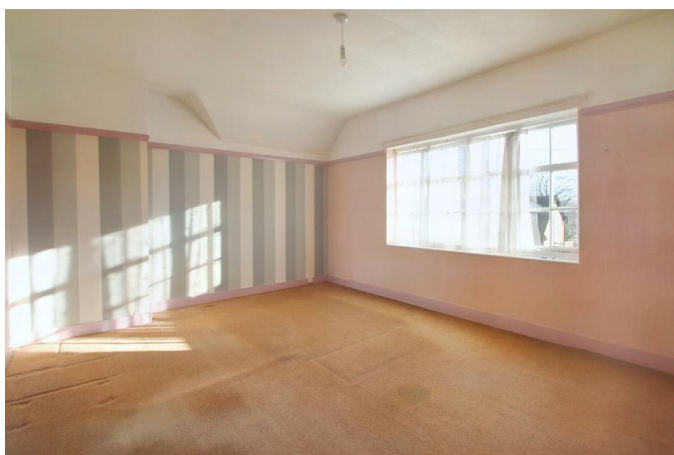
Double glazed window to rear elevation, radiator.

### Kitchen



Double glazed window to side elevation, door to garden room, range of base units surmounted by a roll edge laminate work surface with cupboards over, four ring gas cooker with extrator over.

### Bedroom one



Window to front elevation, radiator.

### Bedroom two



Window to rear elevation, radiator.

### Bedroom three

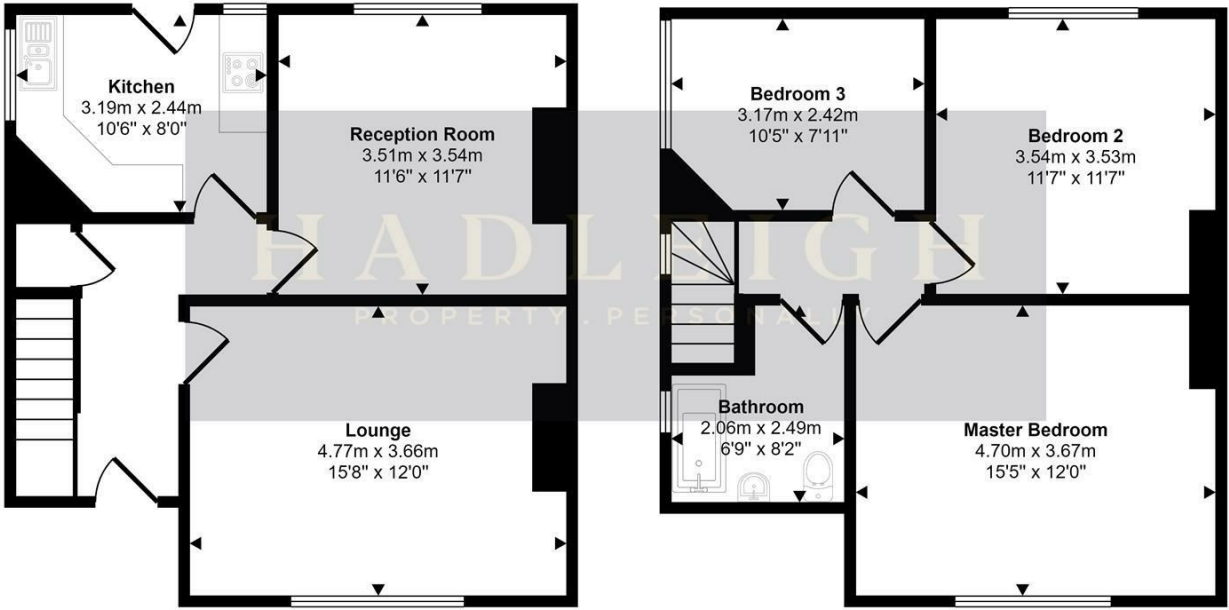




Window to side elevation, radiator.

Floor Plan

Approx Gross Internal Area  
96 sq m / 1030 sq ft



Ground Floor  
Approx 48 sq m / 515 sq ft

First Floor  
Approx 48 sq m / 515 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



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.

Energy Efficiency Graph

