

2 CARLESS AVENUE, HARBORNE, B17 9EQ



AN EXTENDED THREE BEDROOMED END TERRACE SITUATED ON THE
EVER POPULAR MOOR POOL ESTATE AND BENEFITTING FROM A FRONT
DRIVE.
EPC BAND RATING D

OFFERS IN THE REGION OF £459,950



Location

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

Description

2 CARLESS AVENUE offers an excellent opportunity to acquire a particularly spacious end terrace which benefits from a two car blockset drive to front enjoying gas central heating together with double glazing the accommodation comprises reception hall, front living room with feature fireplace, fitted dining kitchen, utility, office/study. At first and second floor level there are three bedrooms and a newly appointed bathroom. To complement the property is an easily maintained rear garden.

The accommodation which fully merits an internal inspection comprises in more detail:

Reception Hall

Having central heating radiator, ceiling light point, burglar alarm control, staircase rising off, front door.



Front Reception/Living Room

13'3" x 12'4" (4.04m x 3.76m)

Having as its focal point a gas living coal effect fire inset in feature place with hearth beneath, laid laminate floor, central heating radiator, several power points, ceiling light point, dado rail and double glazed multi paned window to front.





Dining Kitchen

11'10" x 11'3" (3.61m x 3.43m)

Having a range of units to include sink unit with side drainer and base units beneath, further base and wall units, wine rack, integrated dishwasher, gas cooker point, floor and wall tiling, column radiator, low wattage halogen ceiling light point, ceiling light point, under floor heating, walk-in pantry housing a newly fitted 'Worcester' boiler, double glazed picture window to rear and archway through to:



Inner Hallway

With useful stores, central heating radiator.

Guest Cloakroom

Housing low level WC, wash hand basin, central heating radiator and ceiling light point.

Utility

Having plumbing for automatic washing machine, power points, ceiling light point, double glazed door to rear and door through to:

Office/Study

11'10" x 6'1" (3.61m x 1.85m) Having power points, ceiling light point, door to front.

On the first floor

A tread staircase leads to the first floor landing with double glazed window to side and to:

Bedroom One

14'7" x 12'9" (4.45m x 3.89m)

Single door wardrobe, central heating radiator, power points, ceiling light point, original fireplace, double glazed multi paned window to front.





Bedroom Two

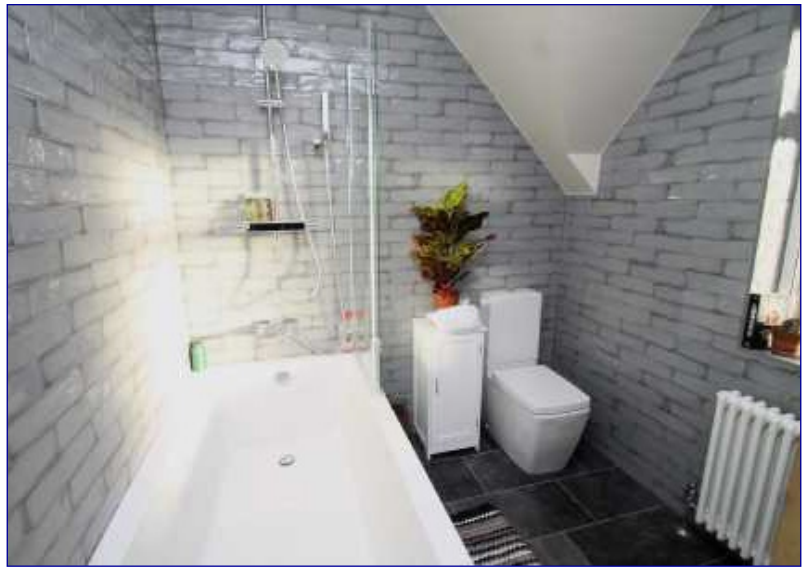
9'9" x 7'11" (2.97m x 2.41m)

Having central heating radiator, power points, ceiling light point, double glazed window to rear.



Newly Appointed Bathroom

Comprising glazed tiling, panelled bath with on-line shower with rain head and body spray, low level WC, vanity wash hand basin, column radiator, opaque double glazed window to side.



On the second floor

A further staircase leads to an excellent loft conversion.

Bedroom Three

20'8" (max) x 8'9" (limited head height) (6.30m (max) x 2.67m (limited head height)) Having power points, two ceiling light points and two 'Velux' skylights to rear.



Outside



The property is set back on this good corner plot beyond a two car blockset driveway and fore garden.

Rear Garden

The easily maintained rear gardens are set on three tiers and are principally paved with dwarfed wall, mature hedging, timber garden shed and are fully enclosed.



General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY :

Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.



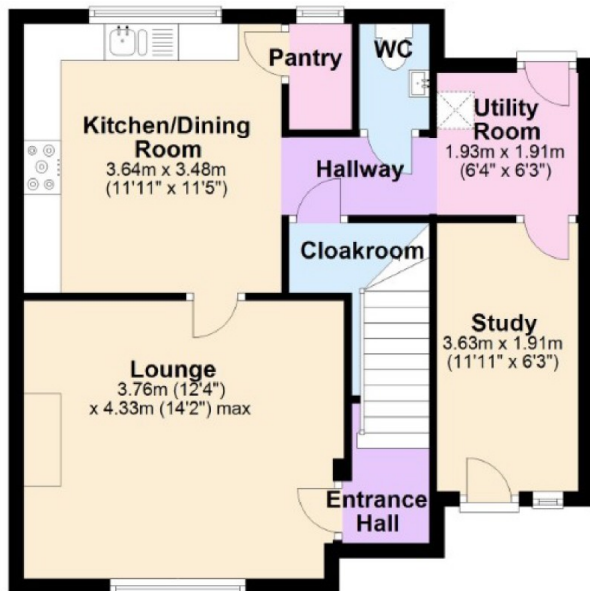






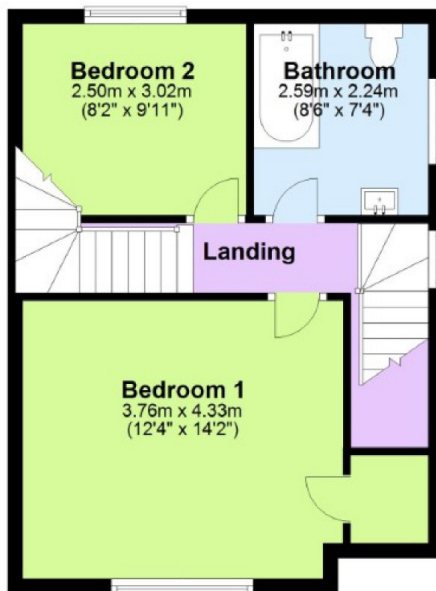
Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



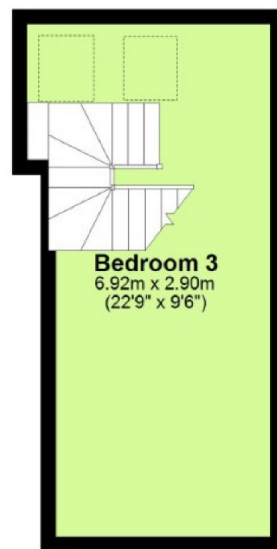
First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)

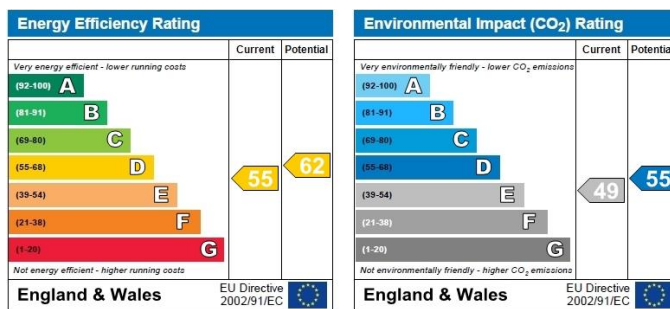


Second Floor

Approx. 20.8 sq. metres (223.7 sq. feet)



Total area: approx. 112.1 sq. metres (1207.1 sq. feet)



MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".