

**40 MOOR POOL AVENUE, HARBORNE,  
B17 9HN**



**AN SPACIOUS IMMACULATELY MAINTAINED AND MUCH IMPROVED  
THREE BEDROOMED EXTENDED FREEHOLD SEMI-DETACHED FAMILY  
HOME BENEFITTING FROM OFF ROAD PARKING.  
EPC BAND RATING E**

**OFFERS IN THE REGION OF £575,000**



## **Draft Sales Particulars**

These are draft sales particulars and have not yet been verified by the vendor. They are subject to alteration.

## **Location**

The property is located on Moor Pool Avenue which is situated on the desirable Moor Pool Estate which is a suburb to Harborne High Street with its excellent shopping, restaurants and cafe facilities. In addition the property is in the catchment area for Ofsted rated Harborne Primary School together with good schools for children of all ages and the Queen Elizabeth Medical Complex and Birmingham University are close at hand.

The Moor Pool Estate is a conservation area and was designed using the principles of the garden city movement. the area is exceptionally green and has a semi-rural feel, partly due to the high number of trees, but also due to the number of allotments which allow many properties to back onto green space rather than a road, which really gives the best of both worlds. Residents of Moor Pool can enjoy many amenities and leisure facilities such a Village Hall, snooker club, tennis courts, skittles, bowling green, duck pond and convenience stores.

## **Description**

This delightful property is worthy of your immediate attention, opportunities of this high quality extended Semi-Detached on Moor Pool Avenue rarely come on the market.

40 MOOR POOL Avenue certainly has the Wow factor and fully merits an internal inspection and has been significantly extended and improved by the present owners; The impressive semi-detached house is full of character and original features whilst having a spacious modern open plan feel perfect for entertaining family and friends and there is literally nothing that hasn't been improved in the property. The extended accommodation is set back beyond front parking and benefits from gas central heating and double glazing.

## **Family Living**

There really is nothing like having your own four walls with plenty of room to raise a growing family. The property really does offer you your own space and privacy after a hard days work. Being in excellent decorative order the accommodation comprises spacious lounge with feature fireplace, family living extended open plan kitchen with Bi- Folding doors, underfloor heating and part vaulted ceiling, separate study, utility, downstairs WC. At first and second floor level there are three double sized bedrooms, large family bathroom and en suite wet room. To compliment the property is a landscaped rear garden with raised composite decked terrace with beautifully elevated views leading down to a neat lawn and an enclosed Annex garden room / gym / store / playroom.

## **On the ground floor**

## **Fully Enclosed Porch**

With coconut rush mat, central heating radiator, ceiling light point, staircase rising



off, thermostat central heating control, double glazed front door.

### **Spacious Front Reception Room**

15'0" x 14'11" (4.57m x 4.55m)

Having feature fireplace with gas living coal effect fire inset with hearth beneath, built in storage units with fitted shelving and pelmet lighting, cornice, ceiling light point with decorative rose, central heating radiator with decorative cover, door to living kitchen and multi paned double glazed window to front.



### **Spacious Reception Room**



### **Hi-Quality Extended Family Living Kitchen**

19'4" x 17'10" (5.89m x 5.44m)

Having a range of contemporary 'Schreiber' kitchen with base and wall units with brushed chrome trim and pelmet lighting, centre peninsular bar with sunken stainless steel sink unit with down lighting and spot lights, five ring 'Belling' range style cooker (by separate negotiation), integrated dishwasher and microwave, space for 'American' style fridge/freezer, wall tiling, tiled flooring with under floor heating, wall mounted gas central heating radiator, two wall light points, part vaulted ceiling with audio "Sonos" speakers inset and two 'Velux'





skylights.

### **Separate Living & Dining Area**

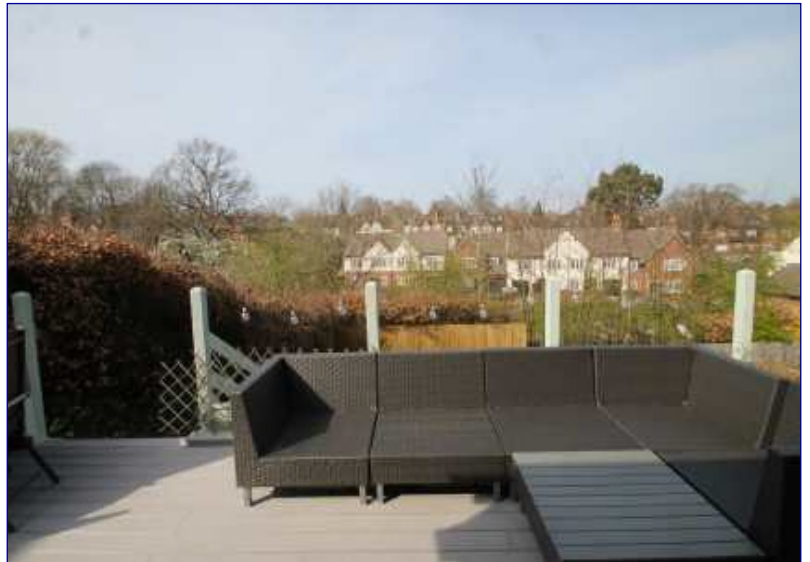
Bi-fold doors to the low maintenance composite decked terrace and french double glazed patio doors to side.

In the summer months the bi-fold doors can be opened to a rear terrace which basks in the sun for most of the day making it perfect for family and friends BBQ's or winding down with a glass of wine after work.



### **Composite Decked Terrace**

.External lighting and space heater.



### **Study**

7'5" x 5'11" (2.26m x 1.80m) .Tiled floor, vaulted ceiling with spot lights, double glazed window to rear



### **Utility**

5'11" x 5'7" (1.80m x 1.70m) Stainless steel sink unit with base units beneath,



matching wall units, plumbing for automatic washing machine, tiled floor, storage cupboard and door to front garage (storage only).

### **On the first floor**

A tread staircase leads to the first floor landing which leads to:

#### **Master Bedroom**

14'11" x 10'5" (4.55m x 3.18m)

Built-in single door wardrobe, central heating radiator, ceiling light point, picture rail, double glazed multi paned window to front.



#### **Double Bedroom**

14'2" x 8'10" (4.32m x 2.69m)

Central heating radiator, power points, ceiling light point, picture rail, multi paned double glazed window to front.





## Bathroom

Comprising panelled bath with on-line shower with rain head and body spray, Porcelanosa tiling, Karndean flooring, glazed concertina shield, vanity wash hand basin, WC, space saver heated chrome towel rail, opaque double glazed window to rear.



## On the second floor

A further staircase leads to an excellent loft conversion.

## Bedroom Three

13'0" x 10'3" (3.96m x 3.12m)

Central heating radiator, under eaves storage, low wattage halogen ceiling light points, multi paned double glazed dormer to rear.



## En-suite Wet Room

Having walk in shower with electric shower, low level WC, wash hand basin, storage, wall tiling, space saver heated towel rail.



## Outside



Set back beyond a front drive and hedged fore garden.

### **Gym/Garden Room**

12'8" x 7'4" (3.86m x 2.24m) Wall mounted electric panel heater, several power points, two wall light points, double glazed 'French' doors opening to the rear garden.

### **Rear Garden**

Comprise raised timber decked patio leading down via a timber staircase to the rear enclosed lawned garden with laid patio, useful storage, outside lighting, the whole enjoying a good degree of privacy.



### **Bi-folding doors leading to Composite decking**



### **General Information**

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

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

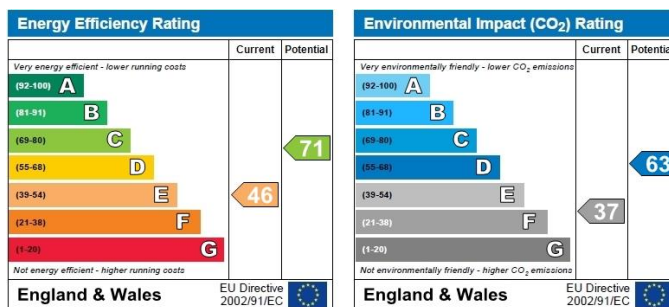
**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

**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.



#### 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".