

## 43 HIGH BROW, MOOR POOL, B17 9EW



A PARTICULARLY SPACIOUS AND EXTENDED END TERRACED RESIDENCE  
SITUATED ON THE SOUGHT AFTER MOOR POOL ESTATE AND BENEFITING  
FROM TWO DOUBLE BEDROOMS AND FRONT DRIVE.  
EPC BAND RATING TBC

**OFFERS IN THE REGION OF £400,000**



### **Location**

HIGH BROW is situated on the sought after Moor Pool Estate situated adjacent to Harborne Village which boasts an excellent High Street with a range of excellent shopping, cafés and restaurants. In addition Birmingham City Centre is readily accessible as is the Queen Elizabeth Medical Complex and Birmingham University.

### **Introduction**

43 HIGH BROW is a well maintained and extended end terraced residence that benefits from gas central heating and double glazing. Set back behind a single car drive and front drive the accommodation comprises enclosed porch, reception hall, study, front living room, open plan extended living kitchen, utility and guests cloaks. At first floor level there are two double bedrooms and well appointed bathroom with shower. To the rear are south facing enclosed gardens.

### **On The Ground Floor**

Set back behind a single car front drive and hedged front garden, the accommodation comprises:

#### **Enclosed Porch**

Having concealed meter/storage cupboard, ceiling light point, hardwood front door.

#### **Reception Hall**

Having staircase rising to the first floor, ceiling light point and inner pine door.

#### **Study**

11'1" x 4'7" (3.38m x 1.40m) Having laid wooden floor, central heating radiator, power points, vaulted ceiling with ceiling spot lighting, velux sky light, double glazed window to front with fitted shutters.

#### **Front Living Room**

14'9" x 14'0" (4.50m x 4.27m) Having feature fire place, wooden flooring, several power points, ceiling light point, built in corner tv/ audio unit, book shelving, central heating radiator, cornice, double glazed bay window to front with fitted shutters.





### **Breakfast Kitchen**

15'3" x 13'2" (4.65m x 4.01m) Open plan living/kitchen having Belfast style sink and drainer, range of base and wall units with wood block work surface, single door oven, four ring hob, Expelair, integrated fridge freezer and dishwasher, three seat breakfast bar, walk in pantry housing the gas boiler, space saver wall mounted radiator, ceiling spot lighting and door to utility.



### **Utility**

6'11" x 5'0" (2.11m x 1.52m) Having sink unit, base and wall units, plumbing for automatic washing machine, space for tumble dryer, ceiling spot lighting, dual aspect double glazed windows to side and rear.

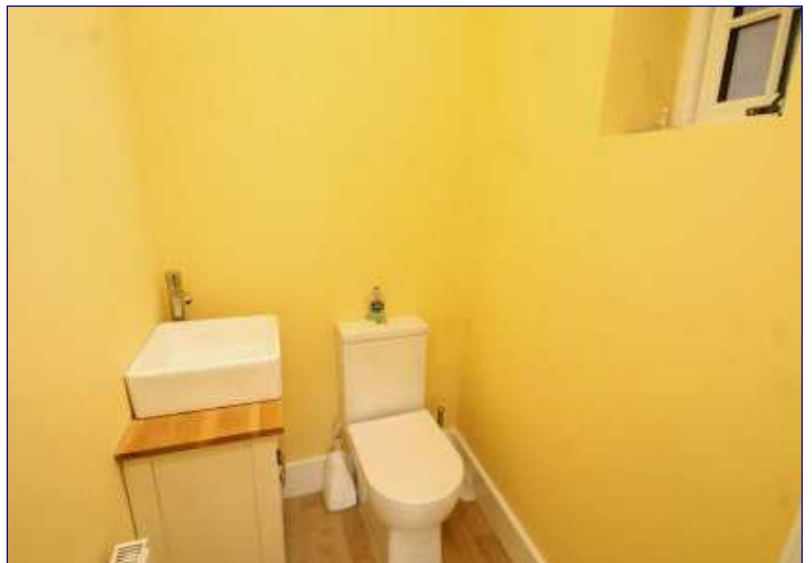
### **Extended Rear Sitting Room**

9'2" x 8'11" (2.79m x 2.72m) Having bi-fold double glazed doors to rear garden, central heating radiator, power point, single glazed back door and velux sky light.



### **Guests Cloakroom**

Housing wc, wash hand basin, ceiling spot lighting, velux sky light, double glazed window to side.



## **On The First Floor**





Tread staircase leads from the Reception Hall to the First Floor landing with double glazed window to side.

### **Bedroom One**

14'9" x 12'4" (4.50m x 3.76m) Central heating radiator, power point, ceiling light point, double glazed multi pane window to front.



### **Bedroom Two**

12'8" x 9'2" (3.86m x 2.79m) Central heating radiator, power point, ceiling light point, double glazed window to rear.



### **Bathroom**

Bath with tiled panel, online shower with drench head, low level wc with concealed cistern, mono block wash hand basin, ceiling spot lighting, Expelair, airing cupboard, space saver heated towel rail, double glazed window to rear.





### Outside

The property is set back beyond a neat fore garden with single car front drive.

The south facing rear gardens comprise of laid patio, lawn, borders, side gate, outside water tap and garden shed.



### 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".