

## 21 MOOR POOL AVENUE, B17 9HL



AN IMMACULATELY MAINTAINED AND THOUGHTFULLY EXTENDED  
THREE BEDROOM, END TERRACE PROPERTY SITUATED WITHIN THE  
HIGHLY SOUGHT AFTER MOOR POOL ESTATE IN HARBORNE IN A  
ENVIABLE SOUTH-FACING POSITION.  
EPC RATING D

£499,950

**H**

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# H

## Location

MOOR POOL AVENUE is a central location within the Moor Pool Estate which is highly desirable and sought after. Harborne High Street is readily accessible with its excellent shopping, café and restaurant facilities and the Queen Elizabeth Medical Complex and University of Birmingham are close at hand. There are excellent schools for children of all ages with desirable institutions such as The Blue Coat School, Edgbaston High School for Girls and King Edward VII Five Ways.

## Introduction

21 MOOR POOL AVENUE is a superb family home, set back beyond a blue brick driveway and neat foregarden. Inside briefly comprises; reception hall, living room and beautifully presented dining kitchen to the ground floor along with three bedrooms and family bathroom to the first floor. The accommodation is offered with double glazing, gas central heating and newly fitted alarm system, along with a pleasant rear garden, leading down to the lawn complete with access to the rear.

## Canopy Porch

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

## Reception Hall

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

## Front Lounge

17'2" X 5'5" (5.23m X 1.65m) Double glazed windows to front, side and rear elevation providing a triple aspect, feature fireplace with log burner and hearth beneath, large understairs cloaks and storage cupboard with ceiling light point and shelving, two central heating radiators, fitted dresser unit with shelving, ceiling light point, two wall light points and newly laid oak flooring



## Extended Dining Kitchen

19'8" X 12'9" (5.99m X 3.89m) Having a range of wall and base units with contrasting wood effect work surfaces, Belfast style sink, SMEG double oven, five ring gas hob, extractor hood, integrated fridge freezer, dishwasher and stone tiled flooring





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## Dining Area

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



## Side Lobby

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

## Guest Cloakroom

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

## First Floor Accommodation

Tread 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

13'2" X 11'1" (4.01m X 3.38m) Double glazed windows to front and rear elevation providing dual aspect, two central heating radiators, ceiling light point, picture rail and carpet flooring



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## Bedroom Two

11'3" X 11'1" (3.43m X 3.38m) Double glazed window to front elevation, central heating radiator, ceiling light point, picture rail and built in wardrobe



## Bedroom Three

10'7" X 8'6" (3.23m X 2.59m) 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





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## Outside

Side patio with security lights, neat lawn beyond, side borders and rear gate for access



## Rear Garden

Laid patio area with steps rising to the well maintained lawn with half wall



## Seating Area

Seating area and gate to the rear of the garden and timber 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.

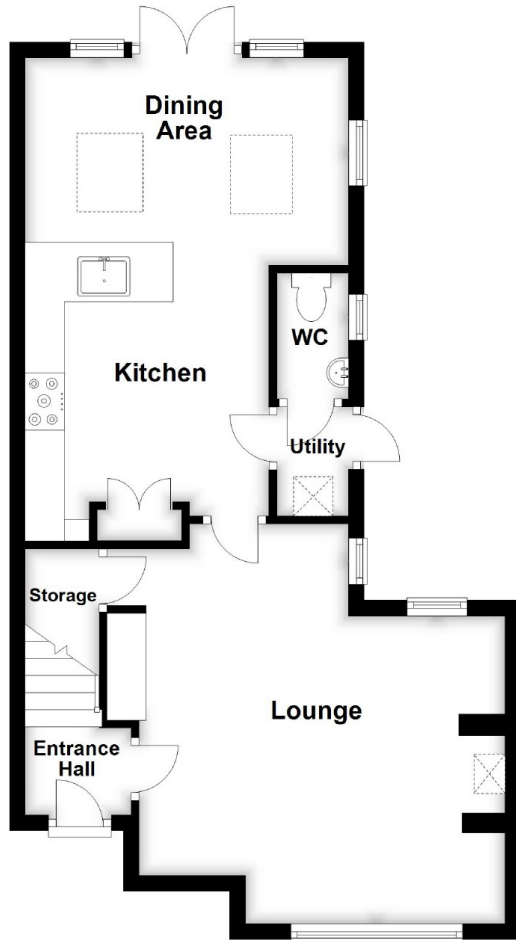
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Via Hadleigh 0121 427 1213.

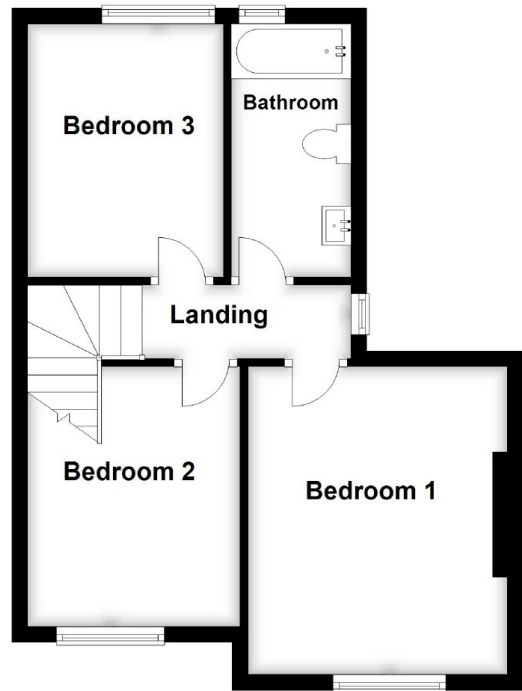


**Ground Floor**

Approx. 49.8 sq. metres (536.6 sq. feet)

**First Floor**

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		60	83
EU Directive 2002/91/EC			

**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".