

35 MOOR POOL AVENUE, HARBORNE, B17 9HL



AN IMPRESSIVE FOUR BEDROOM SEMI DETACHED PROPERTY ON THE HIGHLY SOUGHT AFTER MOOR POOL ESTATE IN HARBORNE. BOASTING TWO RECEPTION ROOMS, DINING KITCHEN AND SET OVER THREE FLOORS. EPC RATING C

£550,000

H

SALES • LETTINGS • SURVEYORS

H

Location

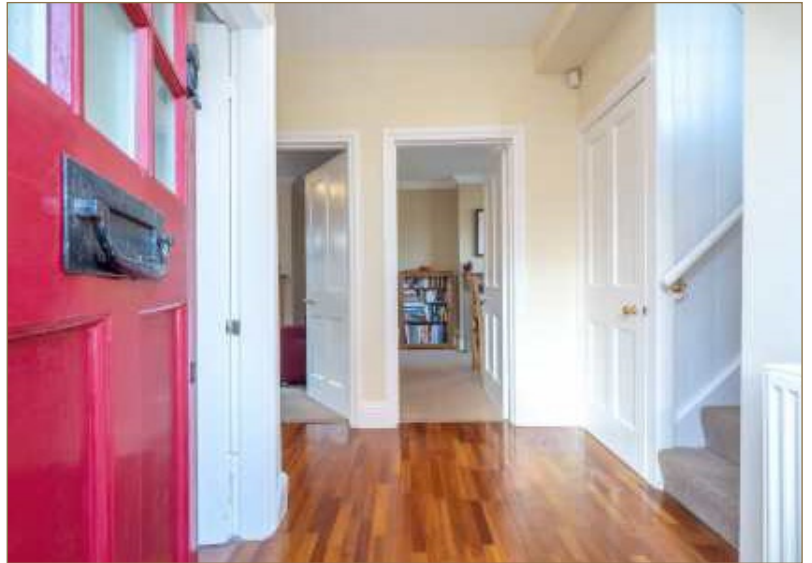
MOOR POOL AVENUE is a central location within the Moor Pool Estate which is highly desirable and sought after. Harborne High Street is readily accessible with its excellent shopping, café and restaurant facilities and the Queen Elizabeth Medical Complex and University of Birmingham are close at hand. 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

MOOR POOL AVENUE is a superb family home, set back from the road beyond a quaint foregarden and tandem drive way. Inside briefly comprises; welcoming entrance hall, dining room, living room and beautifully presented dining kitchen to the ground floor along with three bedrooms and family bathroom to the first floor and finally the impressive fourth bedroom and en suite shower room to the second floor along with storage area with shelving. The accommodation is offered with double glazing and gas central heating along with a pleasant rear garden with patio, leading down to the lawn complete with access to the rear and timber shed.

Reception Hall

Hardwood front door with frosted multi pane windows, central heating radiator, stairs rising to first floor accommodation and storage cupboard and doors into



Dining Room

12'10" X 11'05" (3.91m X 3.48m) Double glazed multi pane bay window to front elevation, central heating radiator, carpet flooring, ceiling light point and feature fireplace with tiled insert and hearth



H

Living Room

13'05" X 12'11" (4.09m X 3.94m) Double glazed multi pane window to rear elevation, feature fireplace with timber surround and coal effect inset, carpet flooring, ceiling light point, central heating radiator and door into



'L Shape' Dining Kitchen

19'06" X 6'10" min (11'02" max) (5.94m X 2.08m min (3.40m max))



Kitchen Area

Double glazed multi pane window to side elevation, range of wall and base units with contrasting work surfaces, stainless steel 1½ sink with drainer, gas fired 5 ring range cooker with extractor hood over, integrated fridge freezer, plumbing for dishwasher and washing machine, space for tumble dryer, tiled floor and ceiling light point



H

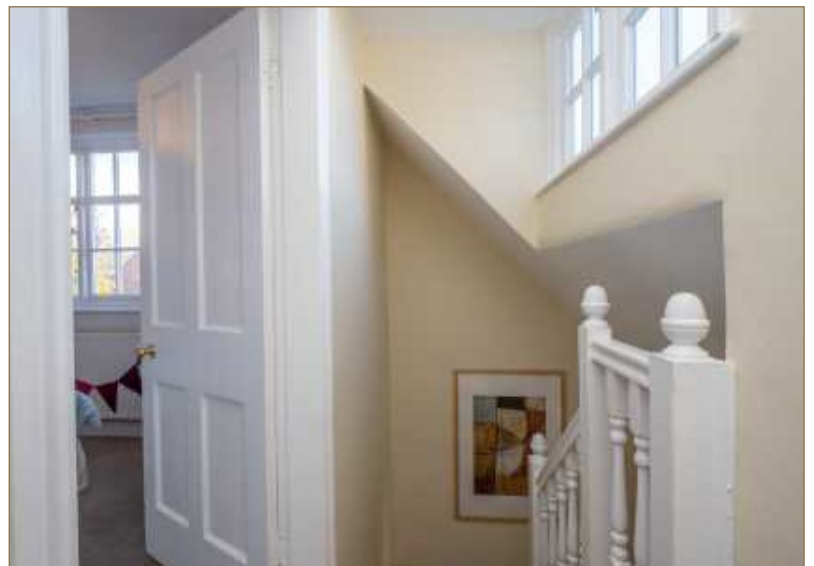
Dining Area

Having two double glazed multi pane windows to rear and one to the side elevation, two central heating radiators, hardwood glazed door to side, tiled flooring and ceiling light point



First Floor Accommodation

Stairs rising from ground floor accommodation to first floor landing



Bedroom One

13'06" X 10'06" (4.11m X 3.20m) Multi pane double glazed window to rear elevation, carpet flooring, central heating radiator, ceiling light point and built in wardrobes



H

Bedroom Two

11'05" X 11'01" (3.48m X 3.38m) Multi pane double glazed window to front elevation, carpet flooring, central heating radiator and ceiling light point



Bedroom Three

10'05" X 8'03" (3.18m X 2.51m) Multi pane double glazed window to rear elevation, carpet flooring, central heating radiator and ceiling light point



Family Bathroom

Obscure multi pane window to side elevation, panelled bath with shower over and glazed screen, vanity unit wash hand basin, low level wc and ceiling light point



H

Second Floor Accommodation

Stairs rising from first floor landing to second floor landing with shelving and doors into



Bedroom Four

Having Velux windows to rear elevation and obscure multi pane window to side elevation, carpet flooring, eaves storage, central heating radiator and built in wardrobe



En Suite

Velux window to side elevation, shower cubicle with shower, low level wc, wash hand basin, central heating radiator and exposed floorboards



H

Storage Room

Having built in shelving, carpet flooring, central heating radiator and ceiling light point



Outside

Traditional blue brick patio area, security light and side access gate

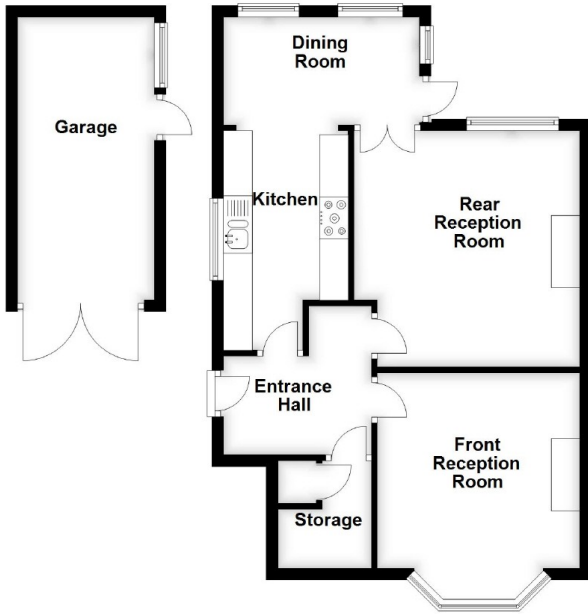


Garden

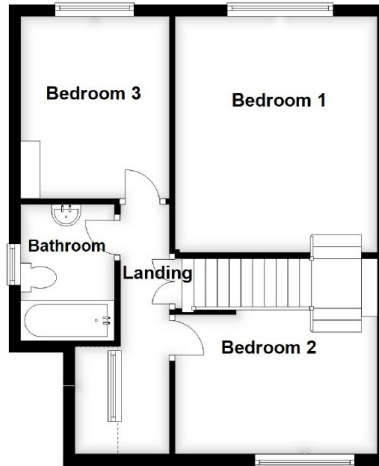
Having summer house and timber shed



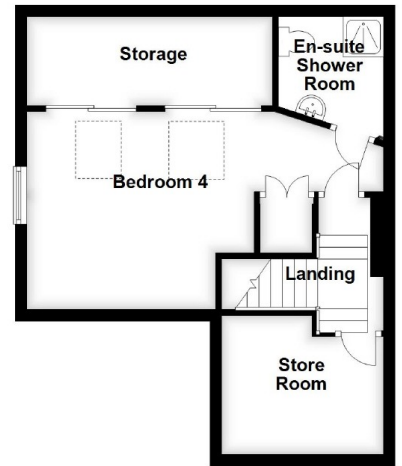
Ground Floor
Approx. 63.7 sq. metres (685.3 sq. feet)



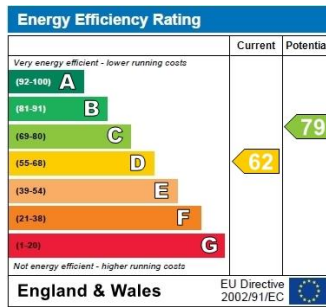
First Floor
Approx. 45.4 sq. metres (488.9 sq. feet)



Second Floor
Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 147.5 sq. metres (1587.9 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".