



Moor Pool Avenue, Harborne, B17

Offers Over £600,000

McHugo Homes

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MCHUGO
HOMES



- Four bedrooms
- Family bathroom and ensuite shower room
- Mid terrace
- Moor Pool conservation area
- Character and style
- Open plan kitchen/dining/sitting area
- Rear garden
- Situated over three floors

Discover timeless elegance in this four bedroom mid terrace in Moor Pool Avenue, within the much sought Moor Pool Estate. Embrace open-plan kitchen/dining/sitting room, spacious living room, two bathrooms and modern comforts.



PROPERTY

Situated within the prestigious Moor Pool Estate, this enchanting four-bedroom mid-terrace property epitomizes quintessential charm and contemporary luxury. The heart of this home is the expansive open-plan kitchen, sitting, and dining area, adorned with bi-folding doors that invite natural light to dance through the space, seamlessly connecting indoor and outdoor living. Imagine leisurely mornings spent sipping coffee in the sun-drenched garden, or entertaining guests amidst the picturesque backdrop of the landscaped garden.

Retreat to the tranquillity of the four well-appointed bedrooms over first and second floor, each offering a haven of comfort and style. including an ensuite shower room from second floor bedroom, providing a serene escape from the bustle of daily life.

Embrace the convenience of double glazing and gas central heating (where specified) whilst practical needs are accommodated with ample storage throughout, as every inch of this home is thoughtfully designed to cater to modern living needs. Whether you're hosting intimate gatherings or enjoying quiet evenings with loved ones, this property seamlessly balances functionality with elegance, creating an ambiance of effortless sophistication.

Beyond the confines of this exquisite residence lies the vibrant community of the Moor Pool estate, and bustling high street of Harborne beyond.

Don't miss your chance to own a piece of history in this coveted conservation area. Experience the epitome of modern luxury infused with timeless charm at this remarkable property by McHugo Homes.

AREA

The houses in Moor Pool were built in the early 20th century, designed as a garden suburb by architects J.H. Hare and Barry Parker, who were influenced by the Arts and Crafts movement. Many of the original features and architectural styles have been preserved, which gives Moor Pool its unique character and historical significance.

The Moor Pool Estate is a conservation area, captivating a blend of 20th-century Arts and Crafts architecture, with local focal point of charity run community centre, tranquil park, local shop for amenities and tennis courts for recreational use. The estate fosters a unique blend of historic elegance and modern convenience, creating a charming residential enclave.

Moor Pool Avenue offers a short walk to convenience store and the Moor Pool community facilities, and walking distance to the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, as is Birmingham city centre via arterial road and transport links, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as the popular Harborne Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

Leisure facilities are provided with nearby Harborne Pool & Fitness centre around the corner and Harborne golf club, with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments.

APPROACH

Brick paved pathway leading to front door, hedgerow to boundary, front garden laid to lawn, flowerbeds to borders, access to on street parking.

ENTRANCE HALL

Tiled flooring, ceiling light point, alarm panel, carpeted stairs to first floor, radiator, power points, doors to downstairs WC and living room.

LIVING ROOM

Beautiful wooden flooring, open fireplace with mantle surround and hearth, double glazed window with front aspect, radiator.

KITCHEN/DINING/SITTING AREA

Kitchen area|Selection of recessed downlighters, a range of wall and base cabinetry with roll worktop surfaces, pantry style storage, a Smeg five ring range with oven below and extractor above, inset sink with draining area and mixer tap above, Hotpoint integrated dishwasher.|A storage cupboard adjacent houses Ideal boiler and ceiling flush light, with plumbing for washing machine.|Dining/sitting area|Bi-folding aluminum framed double glazed doors to garden, further double glazed paneled door, two tall radiators, two ceiling light points, power points, selection of recessed ceiling downlighters.

WC

Low level WC, wash hand basin within vanity unit, wall mounted heater, fuseboard, ceiling light point, obscure double glazed window with front aspect.

FIRST FLOOR LANDING

Ceiling light point, carpeted, power points, alarm panel and doors to:

BEDROOM ONE

Front facing double glazed window ceiling, light point, carpeted, radiator, power points.

BEDROOM TWO

Rear facing double glazed window, radiator, power points, ceiling light point, carpeted, under stairs storage.

BEDROOM THREE

Rear facing double glazed window, power points, carpeted, storage, ceiling light point.

FAMILY BATHROOM

Obscure double glazed window with front aspect, rolltop bath with telephone style fittings, vanity unit with inset sink and mixer tap above, low level WC, extractor fan, ceiling light point with four spot plate.

BEDROOM FOUR

Velux skylight and double glazed window, carpeted, power points, low amp power point, radiator, recessed ceiling downlighters, access to large eaves loft storage and ensuite.

ENSUITE SHOWER ROOM

Skylight plus double glazed window with rear aspect, partly tiled, vanity unit with wash hand basin, low level WC with concealed cistern, wall heated towel rail, radiator, shower cubicle with adjustable hose.

REAR GARDEN

Decked patio area with tiered steps leading up to lawn area, rear gate access, hedgerows to boundaries, flower beds and mature shrubbery to borders.

Full Description

TENURE: FREEHOLD

EPC: D

COUNCIL TAX BAND: D

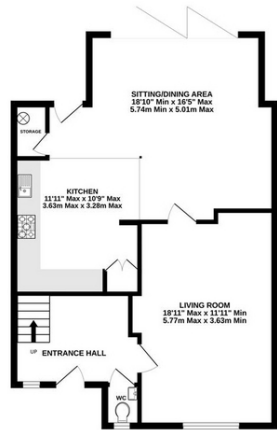
BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. |However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



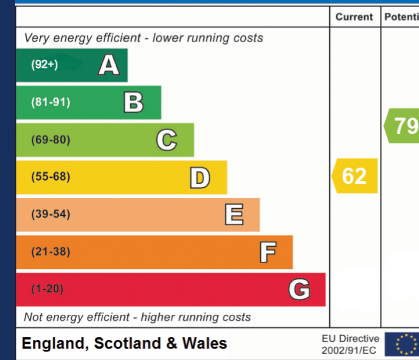
2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA: 1442 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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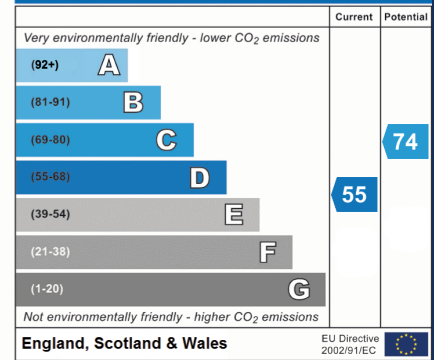
Energy Efficiency Rating



England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive 2002/91/EC



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