



2 Carless Avenue, Birmingham, B17 9EQ

Offers In The Region Of £450,000

An extended three bedroomed end terrace situated on the ever popular Moor Pool Estate and benefitting from a front drive.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - E

Council Tax Band - D

Location

CARLESS AVENUE is in the centre of the Moor Pool community, perfectly located on the circle adjacent to the tennis courts and snooker hall. Harborne High Street is readily accessible with its excellent shopping, restaurant and cafe facilities and the Queen Elizabeth Medical Complex and Birmingham University are close at hand. There are excellent schools for children of all ages and public transport facilities to all surrounding areas.

Description

CARLESS AVENUE offers an excellent opportunity to acquire a particularly spacious end terrace which benefits from a two car blockset drive to front enjoying gas central heating together with double glazing the accommodation comprises reception hall, front living room with feature fireplace, fitted dining kitchen, utility, office/study. At first and second floor level there are three bedrooms and a newly appointed bathroom. To complement the property is an easily maintained rear garden.

The accommodation which fully merits an internal inspection comprises in more detail:

Reception Hall

Having central heating radiator, ceiling light point, burglar alarm control, staircase rising off, front door.

Lounge 13'3" x 12'4" (4.04 x 3.76)

Having as its focal point a gas living coal effect fire inset in feature place with hearth beneath, laid laminate floor, central heating radiator, several power points, ceiling light point, dado rail and double glazed multi paned window to front.

Dining Kitchen 11'10" x 11'3" (3.61 x 3.43)

Having a range of units to include sink unit with side drainer and base units beneath, further base and wall units, wine rack, integrated dishwasher, gas cooker point, floor and wall tiling, column radiator, low wattage halogen ceiling light point, ceiling light point, under floor heating, walk-in pantry housing a newly fitted 'Worcester' boiler, double glazed picture window to rear and archway through to:

Inner Hallway

With useful stores, central heating radiator.

Guest Cloakroom

Housing low level WC, wash hand basin, central heating radiator and ceiling light point.

Utility

Having plumbing for automatic washing machine, power points, ceiling light point, double glazed door to rear and door through to:

Reception Room 11'10" x 6'1" (3.61 x 1.85)

Having power points, ceiling light point, door to front.

On the first floor

A tread staircase leads to the first floor landing with double glazed window to side and to:

Bedroom One 14'7" x 12'9" (4.45 x 3.89)

Single door wardrobe, central heating radiator, power points, ceiling light point, original fireplace, double glazed multi paned window to front.

Bedroom Two 9'9" x 7'11" (2.97 x 2.41)

Having central heating radiator, power points, ceiling light point, double glazed window to rear.

Bathroom

Comprising glazed tiling, panelled bath with on-line shower with rain head and body spray, low level WC, vanity wash hand basin, column radiator, opaque double glazed window to side.

On the second floor

A further staircase leads to an excellent loft conversion.

Bedroom Three 20'8" (max) x 8'9" (limited head height) (6.30 (max) x 2.67 (limited head height))

Having power points, two ceiling light points and two 'Velux' skylights to rear.

Outside

The property is set back on this good corner plot beyond a two car blockset driveway and fore garden.

Rear Garden

The easily maintained rear gardens are set on three tiers and are principally paved with dwarfed wall, mature hedging, timber garden bar and is fully enclosed.

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

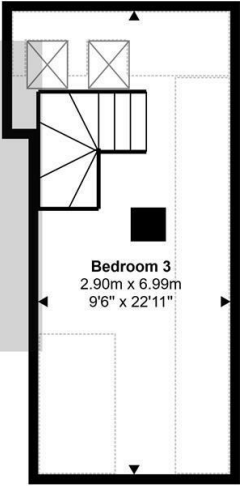
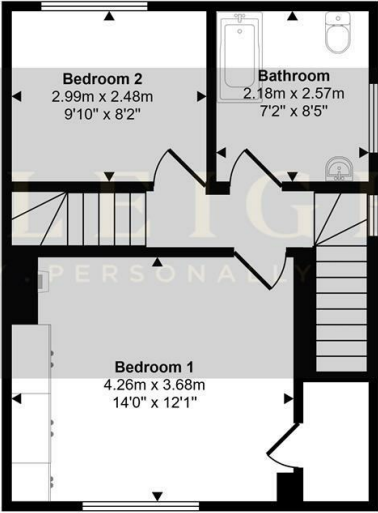
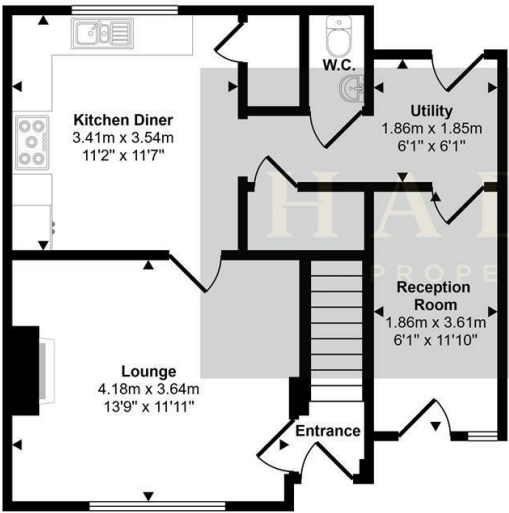
TENURE: The agents are advised that the property is Freehold.

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.

Floor Plan

Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft

First Floor
Approx 40 sq m / 427 sq ft

Second Floor
Approx 21 sq m / 226 sq ft

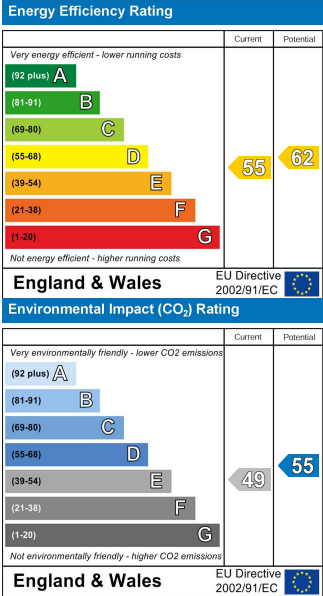
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.