



69 Carless Avenue, Birmingham, B17 9BN

**Asking Price £415,000**

Hadleigh Estate Agents are delighted to offer this beautiful home for sale, situated on Carless Avenue, set within the ever popular Moor Pool Estate.

This property is a superb home, set back off the road with fore garden. Inside briefly comprises; spacious living room and dining area, fitted kitchen along with guest WC. Three bedrooms and family bathroom to the first floor. The accommodation is offered with gas central heating and a pleasant rear garden, leading down to the lawn complete with access to the rear and garage.

## **Location**

Carless Avenue is a central location within the Moor Pool Estate which is highly desirable and sought after. The property is within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries. The property is positioned perfectly for outstanding schools most notably Harborne Primary and the Blue Coat School, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

## **Entrance Porch**

Wall light point, door into living room

## **Lounge Diner**

Living room and dining area, wall light points, ceiling light point, two central heating radiators, stairs to first floor accommodation

## **Kitchen**

Modern fitted kitchen with a range of base and wall units, partially tiled, plumbing for washing machine, gas hob, ceiling light point and extractor fan

## **Guest WC**

Low level flush WC, hand basin, ceiling light point

## **Landing**

Access to loft, ceiling light point, internal cupboard.

## **Master Bedroom**

Ceiling light point, internal storage cupboard, glazed windows to front elevation

## **Bedroom Two**

Ceiling light point, glazed windows to rear elevation, internal storage cupboard

## **Bedroom Three**

Ceiling light point, glazed windows to front elevation, internal storage cupboard, radiator.

## **Bathroom**

Spotlight, partially tiled, low level flush WC, hand basin, glazed window to rear elevation, towel radiator, bath with shower over.

## **Garden**

Private garden, fencing to boundaries, rear access to garage.

## **General Information**

We have been advised the following information,

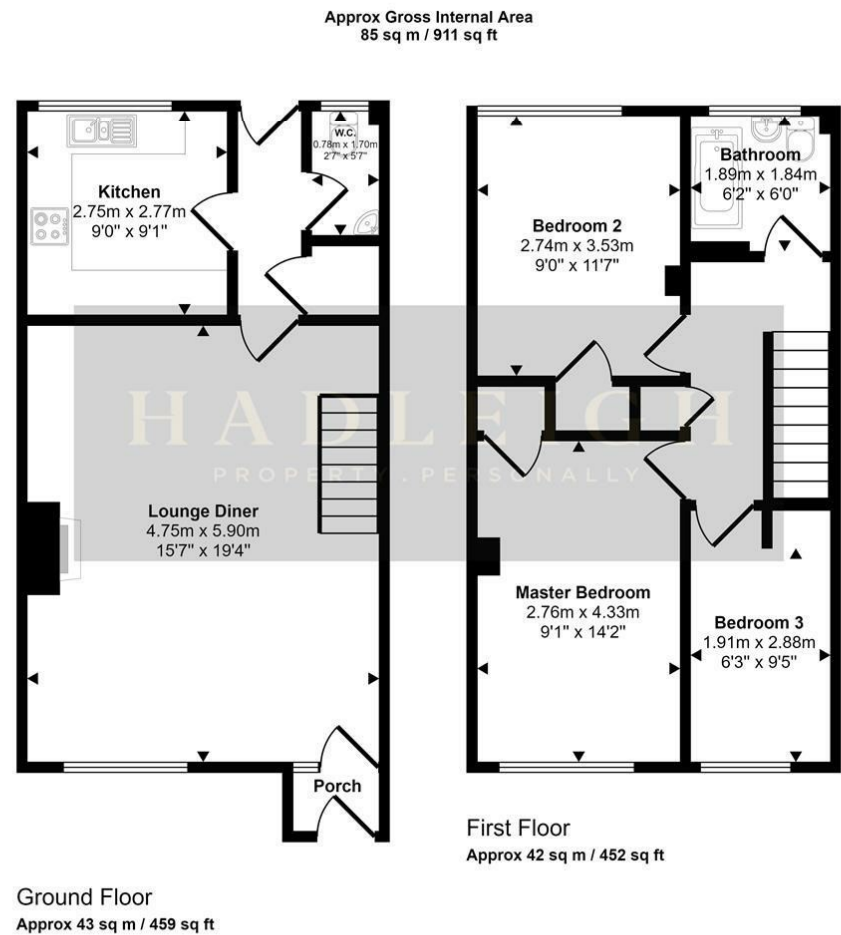
however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

Council Tax Band - D

EPC - TBC

Floor Plan



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



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.

Energy Efficiency Graph

