



82 Moor Pool Avenue, Birmingham, B17 9DT

**£450,000**

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

The property is set overlooking the Moor Pool Bowls Club with rear access across the Moor Pool Pond. In brief the house comprises, fore garden, entrance hallway leading into a modern open plan living area, with kitchen and diner.

The first floor accommodation has two bedrooms and spacious family bathroom, benefitting from access to the loft conversion. The second floor boasts a further double bedroom and modern shower room. To the rear of the property is private garden.

We have been advised the following information. We suggest you confirm this with your solicitor as Hadleigh Estate Agents will not be held accountable.

Tenure - Freehold  
Council Tax Band - C



## Location



Moor Pool 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, Chad Vale Primary School 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 Hallway

Obscure glazed door to front elevation, wooden flooring, ceiling light point and gas central heating radiator.

## Lounge



Carpeted flooring, gas central heating radiator, window to front elevation and ceiling light point. Feature fireplace and open plan with kitchen diner.

## Kitchen Diner



Tiled flooring, ceiling spotlights, gas central heating radiator and plumbing for washing machine. Door and windows to rear elevation, a range of base and wall units with breakfast bar. Integrated dishwasher, sink and drainer unit and fitted cooker with extractor hood.

## Bedroom 3



Carpeted flooring, windows to rear elevation, ceiling light point and gas central heating radiator.

## Bathroom



Tiled flooring with partially tiled walls, low level flush WC and vanity unit. Mains shower over P-shaped bath, towel radiator and window to rear elevation.

## Master Bedroom



Window to front elevation, internal storage cupboard, carpeted flooring, ceiling light point and gas central heating radiator.

## Bedroom 2



Laminate flooring, storage within the eaves, dual skylights, gas central heating radiator and ceiling light point.

## Bathroom



Low level flush WC, vanity unit, tiled flooring and partially tiled walls. Walk in shower cubicle with mains shower, skylight and towel radiator.

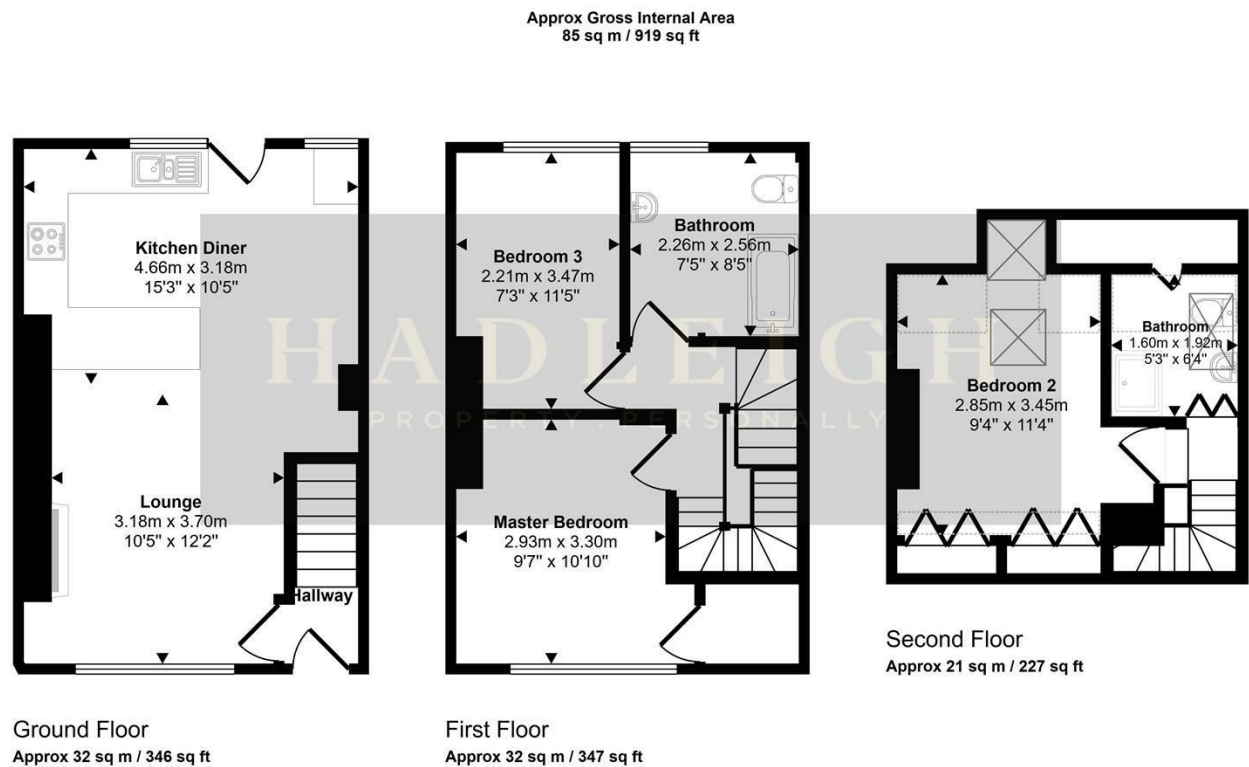
## Garden



Slabbed patio area with steps down to lawn and further patio area.



Floor Plan



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



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

