



8 The Circle, Birmingham, B17 9ED

Asking Price £410,000

Hadleigh Estate Agents are delighted to offer this fantastic property for sale, situated on The Circle, set within the ever popular Moor Pool Estate and offering plenty of potential.

The property is set overlooking The Circle Tennis Club. In brief the house comprises, fore garden, entrance hallway leading into a kitchen, two spacious reception rooms, WC and storage cupboard.

The first floor accommodation has three bedrooms and spacious family bathroom. To the rear of the property is a good sized private garden.

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.

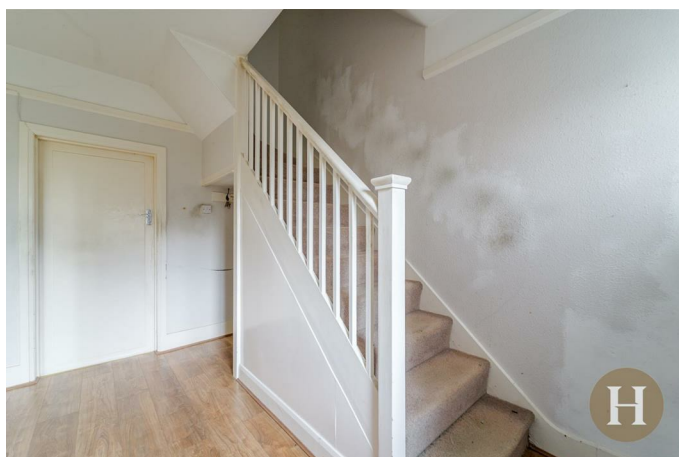
Tenure - Freehold
EPC - D
Council Tax Band - D

Location



The Circle 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.

Hallway



Obscure glazed front door and window to front elevation, gas central heating radiator and ceiling light point. Understairs storage and stairs to first floor accommodation.

Lounge



Gas central heating radiator, ceiling light point, electric fire and doors to rear garden.

Dining Room



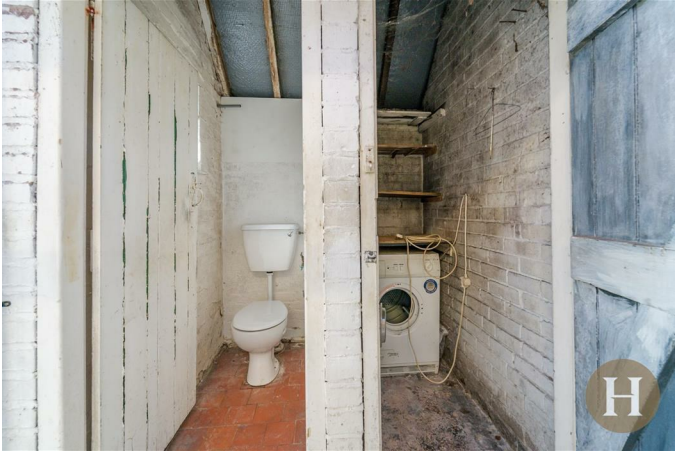
Window to front elevation, gas central heating radiator and ceiling light point.

Kitchen



A range of base and wall units, gas central heating radiator, ceiling light point and housing boiler. Windows and door to rear elevation and guest WC.

WC/ Store



Low level flush WC set within outhouse and storage cupboard. Further rear patio door.

Master Bedroom



Window to front elevation, ceiling light point and gas central heating radiator.

Bedroom 2



Window to rear elevation, ceiling light point and gas central heating radiator.

Bedroom 3



Window to rear elevation, ceiling light point and gas central heating radiator.

Bathroom



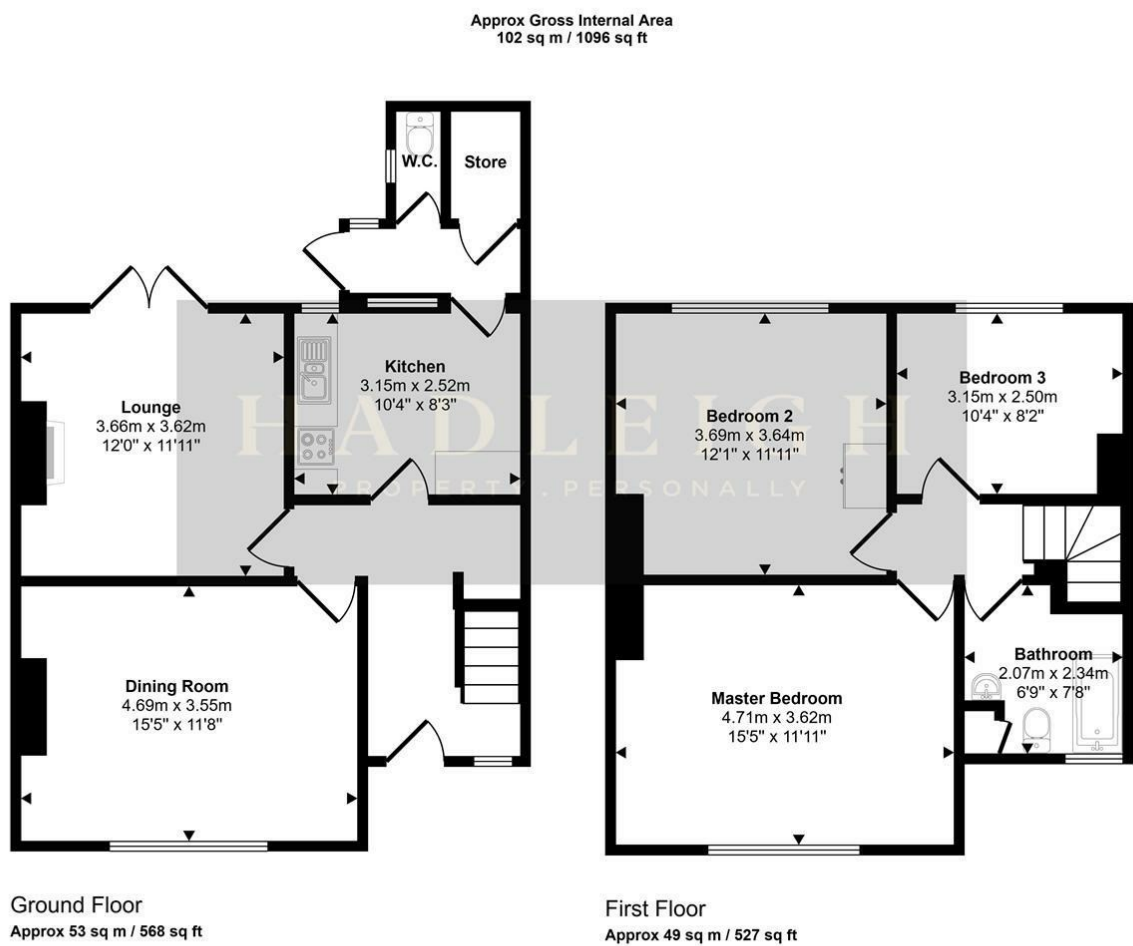
Low level flush WC, hand wash basin, bath and towel radiator. Ceiling light point and partially tiled walls.

Garden



Slabbed patio area, predominantly laid to lawn, fenced boundaries and mature shrubs.

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

