



37 Carless Avenue, Birmingham, B17 9BN

**Asking Price £639,950**

Hadleigh Estate Agents are delighted to offer a well presented three bedroom traditional terraced house on the ever popular Moor Pool Estate.

Benefitting from a spacious through living room, modern fitted kitchen, cloakroom and utility room. The first floor boasts three bedrooms, master complete with en suite shower room and family bathroom. To the rear is a landscaped garden and off road parking.

## Introduction

The property is a very well presented three bedroom traditional town house residence situated on the popular Moor Pool Estate which is within easy reach of Harborne village and its local amenities and schools. The property lies behind a neat fore garden with steps leading to front door. The accommodation which benefits for gas fired central heating and some double glazing briefly comprises:

## Reception hall



Having block floor, central heating radiator, store cupboard off under stairs, small window to front.

## Fitted cloakroom



Having half tiled walls, white suite comprising low flush WC, wash hand basin, meter cupboards.

## Living room



Having central heating radiator, Karndean flooring, recessed fireplace with cast iron wood burning stove, arched recess, french door to rear garden, picture rails.

## Kitchen



Having a range of white units including one and a half bowl inset sink unit, base unit, work surfaces, fire and gas cooking hob with double oven under the extractor hood over, wall cupboards, central heating radiator, UVPC double glazed window and door to garden.

## Utility area

Having plumbing for washing machine work surface and cupboard wall mounted gas fire combi boiler.

## Bedroom



Having central heating radiator, cast iron fireplace surround, door to

### En suite shower room



Having tiled walls, white suite comprising shower cubical, pedestal wash basin, low flush WC with sunken ceiling spotlight, heated towel rail.

### Bedroom



Having central heating radiator, picture rails, wooden double glazed windows, cast iron fireplace place surround.

### Bedroom



Having central heating radiator, picture rails, wooden double glazed window.

### Bathroom



Having tiled walls white suite comprising panelled bath, pedestal wash hand basin, low flush WC, shower over bath, heated towel rail with central heated radiator, sunken ceiling spotlight. And also underfloor heating.

### Outside



Two brick build stalls both having electric lighting

### Rear garden



Having raised paved terrace, lawn, serpentine gravelled path, flowerbeds and borders.

## Off road parking



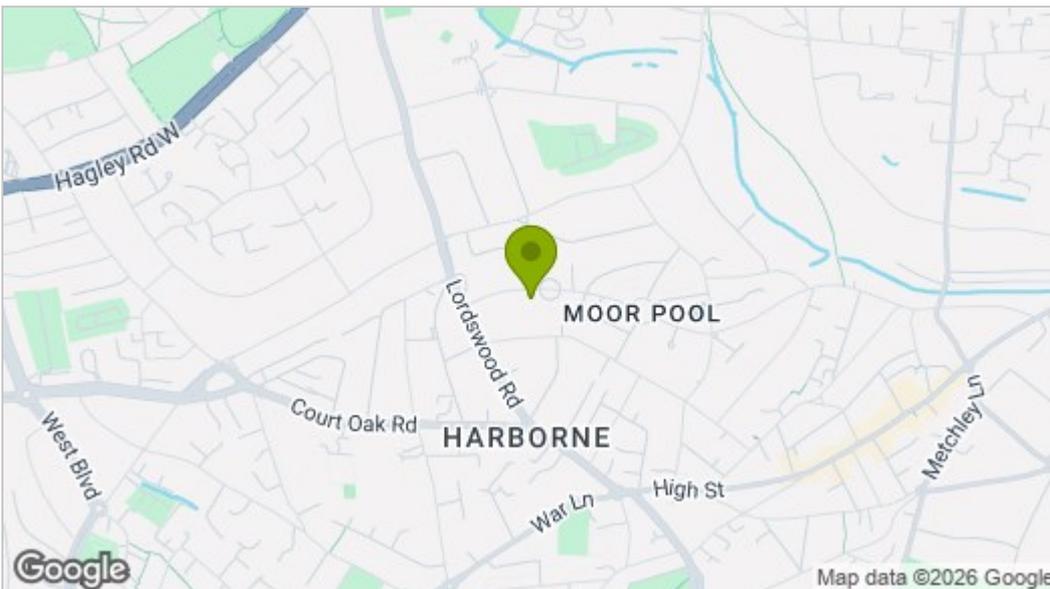
Parking space at rear for several cars through electrically remote controlled gates with remote controlled lighting leading to the rear surface drive way. This is approached off Wentworth road between numbers 109-111

### **General information**

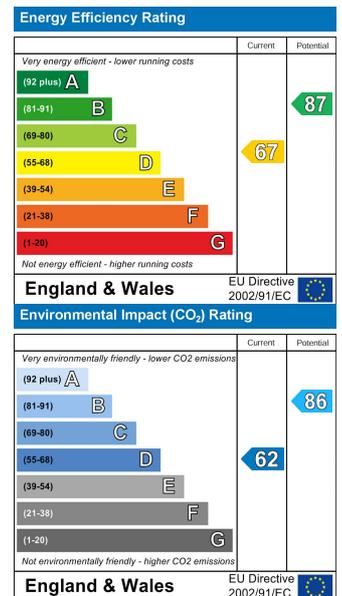
The tenure is freehold it is of vacant possession.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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