



15 West Pathway, Birmingham, B17 9DU

£365,000

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom terraced home for sale. Located on West Pathway, falling within the ever popular Moor Pool Estate, the property is offered with no upward chain and benefits from a loft room to the top floor.

This property is ready to move straight into and comprises, entrance hallway, leading to a spacious lounge with feature fireplace. To the rear is a modern fitted kitchen and the property further benefits from a conservatory, creating extra space for dining.

The first floor offers two good sized bedrooms, a modern family bathroom and stairs to the second floor allowing for an additional room. To the rear of the property is a well maintained private garden.

Location



West Pathway is nestled within the Moor Pool Estate, giving easy access into Harborne. Harborne High Street offers an array of bars and restaurants, along with excellent transport links into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. There are also nearby schools, leisure facilities including Harborne Leisure Centre and Edgbaston Priory.

Lounge



Window to front elevation, feature fireplace, central heating radiator and ceiling light point. Further giving access into the kitchen.

Kitchen



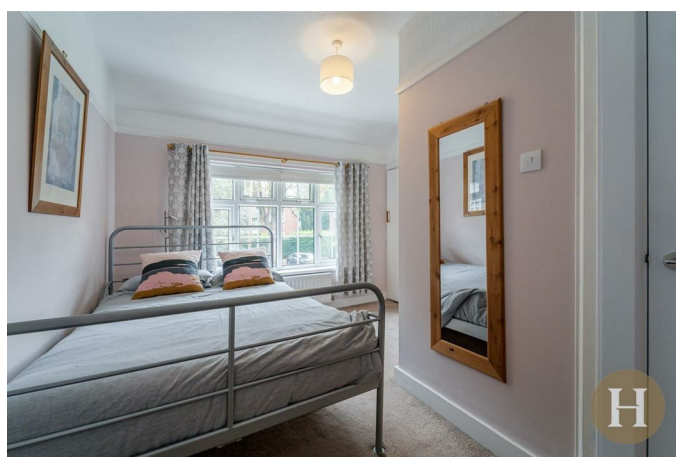
Modern fitted kitchen benefitting from a range of base and wall units, including integrated appliances. Ceiling spotlights, central heating radiator and understairs storage. Window to rear elevation and partially glazed double doors lead through to the conservatory.

Conservatory



Spacious conservatory currently being used as a dining room, complete with central heating radiator, electrics and ceiling light point.

Bedroom One



Double bedroom with windows to the front elevation, internal storage cupboard, central heating radiator and ceiling light point.

Bedroom Two



Traditional period fireplace, window to the rear elevation, central heating radiator and ceiling light point.

Bathroom



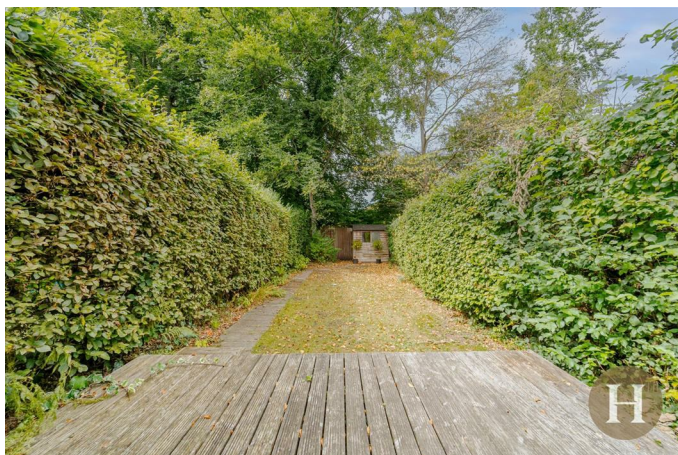
Tiled bathroom with mains shower over bath, low level flush WC, vanity unit and towel radiator. Opaque window to the rear elevation, ceiling spotlights and medicine cabinet.

Loft Room



Excellent sized room, boasting two sky lights, central heating radiator and ceiling light point.

Garden



Decked patio area, being predominantly laid to lawn.

General Information

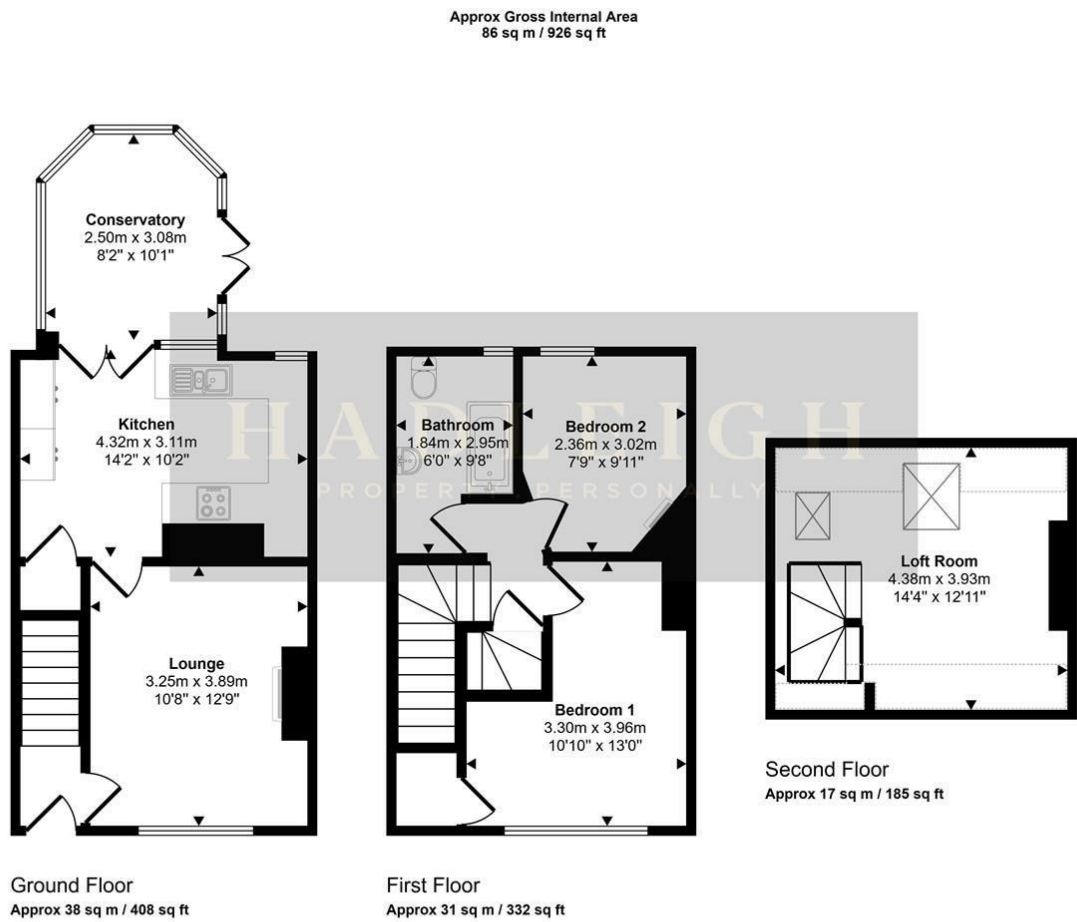
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC – D

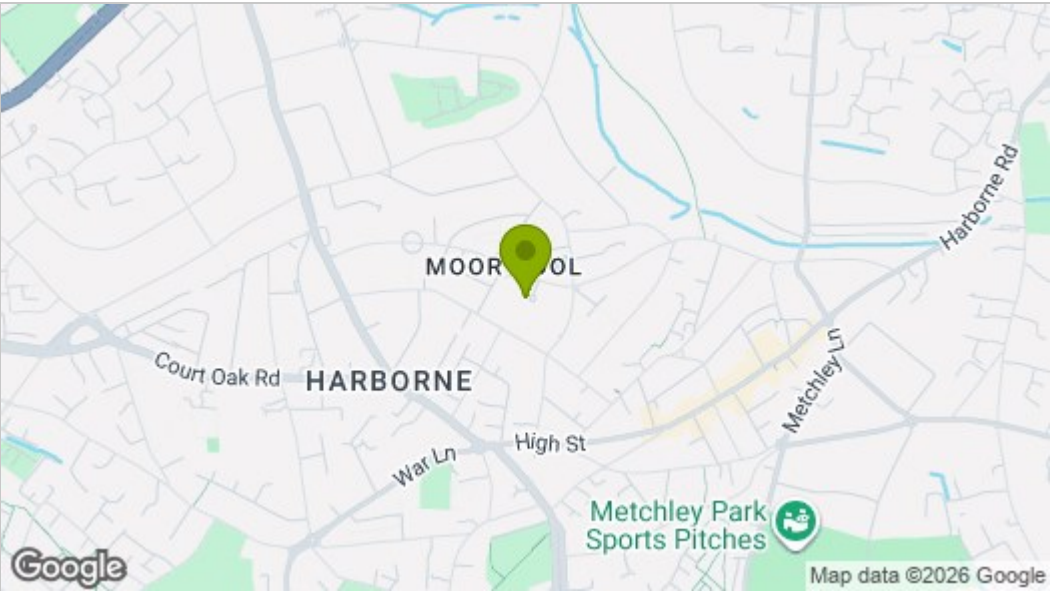
Council Tax Band – C

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

