



40 Carless Avenue, Birmingham

£595,000 Freehold

Hadleigh Estate Agents are delighted to offer this three bedroom terraced property for sale. Located on the ever popular Carless Avenue this fantastic property offers two reception rooms, guest WC and fitted kitchen. The first floor has three bedrooms, family bathroom and to the rear is a private garden.

Carless Avenue is in the centre of the Moor Pool community, perfectly located on the circle adjacent to the tennis courts. Harborne High Street is readily accessible with its excellent shopping, restaurant and café facilities and the Queen Elizabeth Medical Complex and University of Birmingham are close at hand.

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Entrance Hallway

Having double glazed multi paned hardwood front door to front elevation, laminate flooring, staircase rising to first floor accommodation, double glazed multi paned window to front elevation, ceiling light point and centrally heated column radiator

Lounge

Multi paned double glazed window to front elevation, ceiling light point, log burner, central heating radiator, picture rail and ceiling coving

Downstairs WC

Obscure double glazed multi paned window to front elevation, low level wc, vanity unit with wash hand basin and wall mounted central heating boiler.





Kitchen

Having a range of wall and base units with contrasting work surfaces, single door oven with four ring gas hob above and extractor hood, stainless steel sink with drainer, space for fridge freezer, plumbing for washing machine and dishwasher, laminate flooring, ceiling light point, double glazed multi pane window and door to rear elevation.

Dining Room

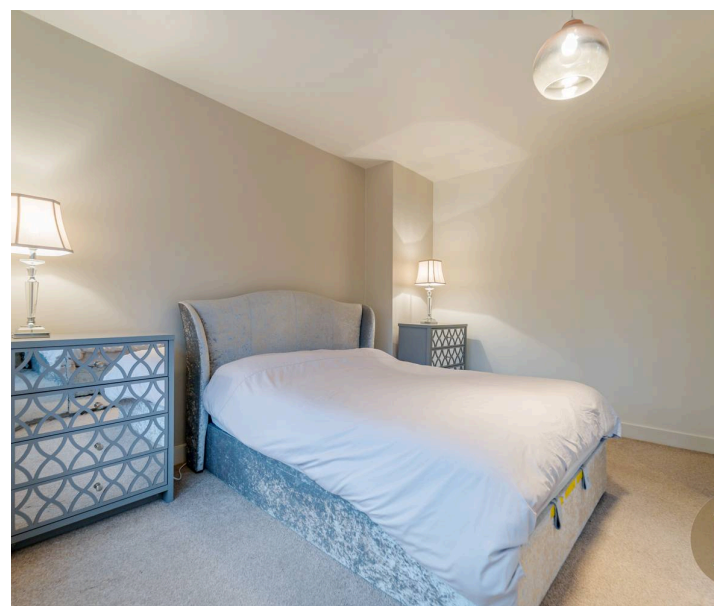
Multi paned double glazed window to rear elevation, laminate wood effect flooring, ceiling light point, central heating radiator, storage cupboard and door into kitchen.

Landing

Staircase rising to first floor landing, loft access and doors into

Master Bedroom

Double glazed multi pane window to rear elevation, carpet flooring, ceiling light point and central heating radiator





Bedroom Two

Double glazed multi pane window to front elevation, carpet flooring, ceiling light point and central heating radiator

Bedroom Three

Double glazed multi pane window to rear elevation, carpet flooring, ceiling light point and central heating radiator.

Bathroom

Double glazed window to front elevation, white suite comprising panelled bath with glazed screen, wash hand basin, low level wc, ceiling spotlights, tiled flooring and part tiled walls.





Council Tax band: D

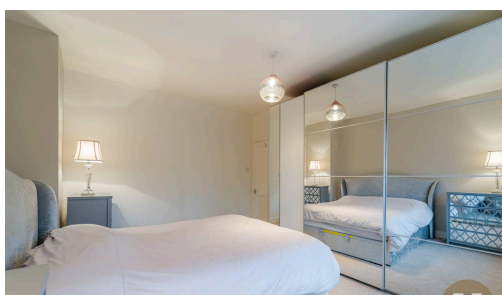
Tenure: Freehold

EPC Energy Efficiency Rating: D

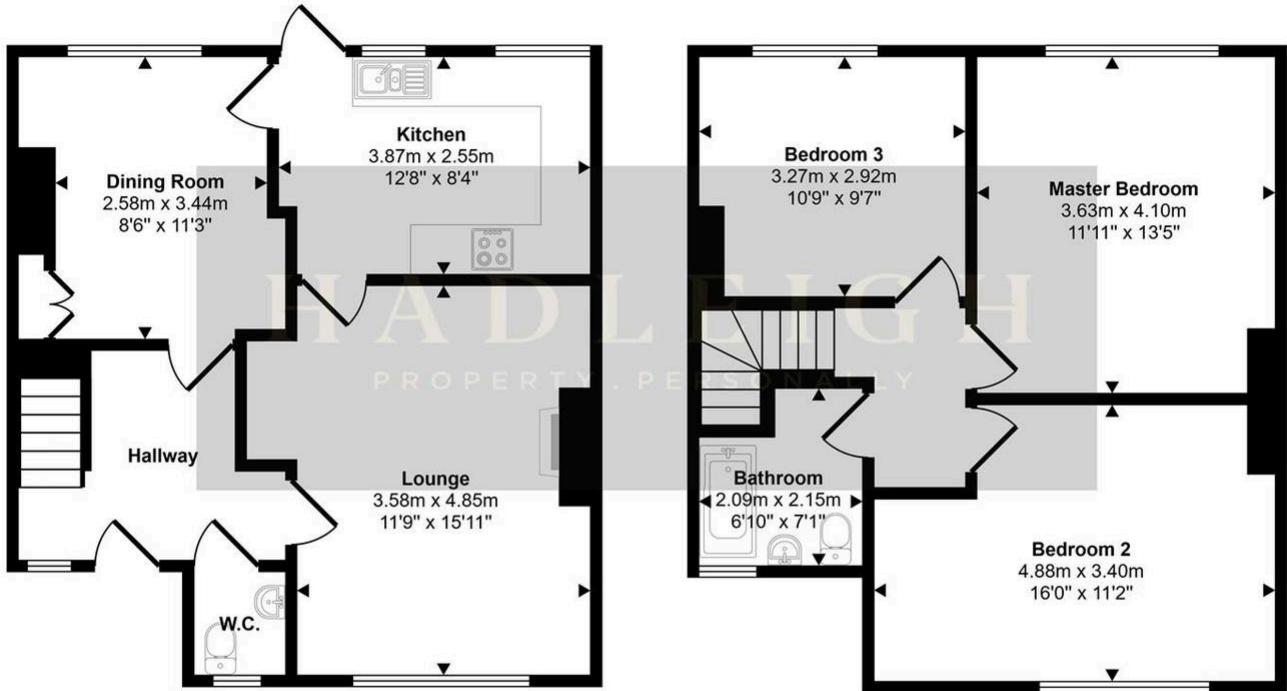
EPC Environmental Impact Rating: D



- › Three bedroom terraced home on Carless Avenue
- › Two reception rooms & fitted kitchen
- › Private rear garden
- › Prime Moor Pool location near Harborne High Street



Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft

First Floor
Approx 51 sq m / 553 sq ft

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.