



## High Brow

Harborne, Birmingham, B17 9EN

Offers In The Region Of £585,000



- Period Mid-Terraced Home within Heart of the Moor Pool Estate
- In Close Proximity of Harborne High Street
- Secluded Rear Garden
- Exceklent Access to QE Medical Complex and Birmingham University
- Four Bedrooms
- Converted Loft with Dormer
- Open Plan Kitchen Dining at Rear of Property
- EPC Rating - D

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A superbly presented and spacious four bedroom characterful property situated in this sought-after location within the Moor Pool Estate in Central Harborne. This impressive mid-terrace home provides a stunning open-plan kitchen dining area, with a converted loft creating space for four double bedrooms, complimented by a beautifully secluded rear garden.

The property provides predominantly double glazed windows throughout and has gas central heating, set back away from the road above street level with a slate front fore-garden and manicured borders. The hardwood front door leads into the entrance hallway which provides staircase to the first floor, with access to a partly tiled cloakroom with WC and wall mounted wash hand basin, and access to the other remaining rooms occupying the ground floor.

A spacious front reception room includes a stone feature fireplace with log-burner and feature wall lights. To the rear is the open-plan kitchen dining room which overlooks the rear garden, with ample space for dining room table and additional storage space with doors out to the rear garden. The kitchen comprises wall and base level units with granite worktops with matching up-stand, integrated oven and microwave grill with induction hob and extractor, integrated fridge freezer, dishwasher and washing machine.

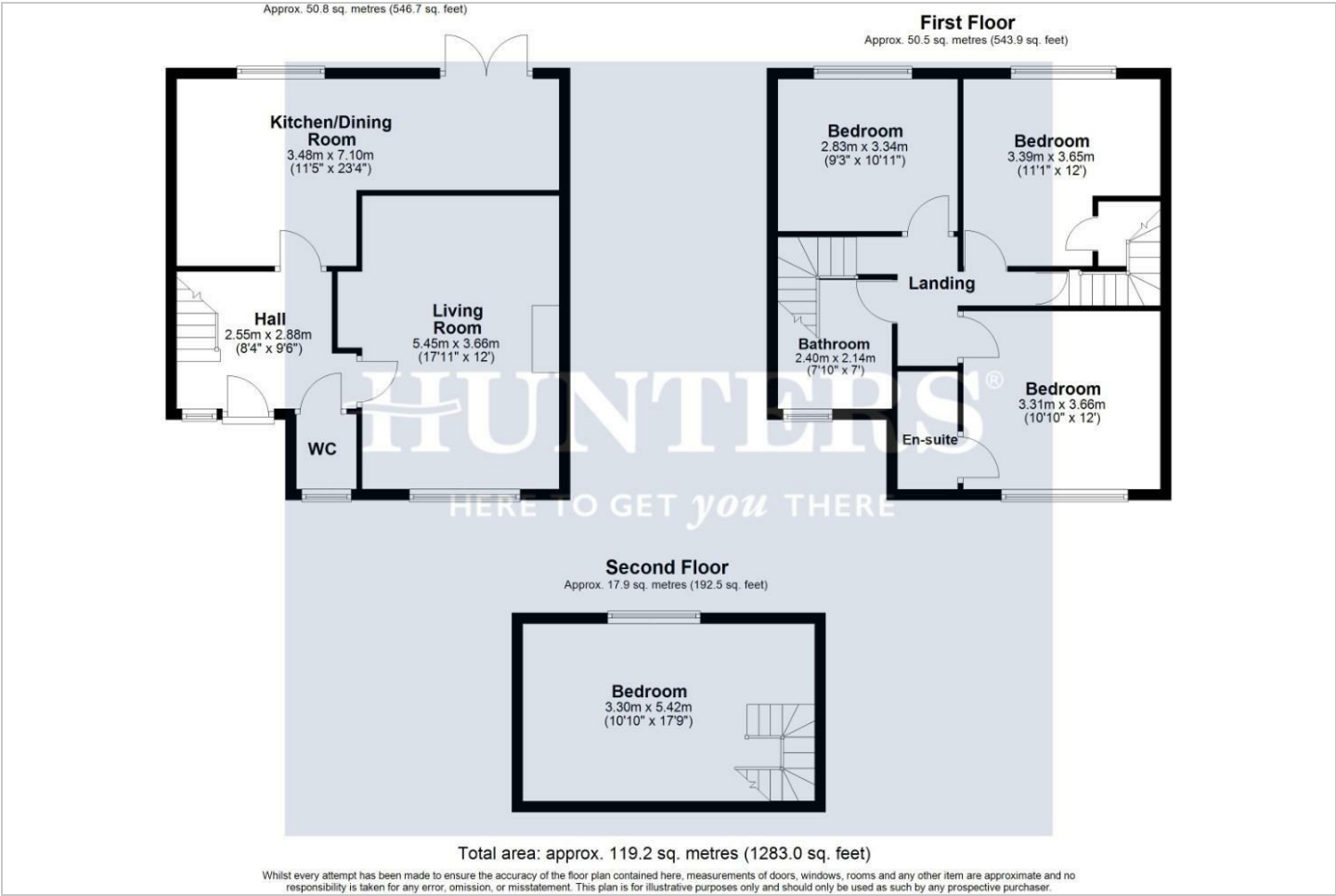
Upstairs set over the first and second floor are four generously sized double bedrooms. The first floor provides three sizeable rooms including a master room with fully tiled en-suite shower room comprising WC, wall mounted sink unit and walk-in shower cubicle with rain-head. A family bathroom also occupies the first floor complete with WC, wall mounted vanity sink unit and large bath with mixer tap. Upstairs the converted loft room with dormer houses a fourth bedroom overlooking the rear gardens and retains some under eaves storage space.



Outside to the rear garden is a patio area which leads onto the main lawn space, with a secondary patio at the back of the garden with a lovely seating area and garden shed and hedgerow boundary.

The property is superbly located in the heart of the Moor Pool Estate, renowned for its wonderful heritage, with the nearby tennis courts, bowling green and the Moor Pool itself which is a draw for both anglers and wildlife enthusiasts alike. Harborne village is less than half a mile away with its boutique shops and high end supermarkets, its eateries and local pubs also provide for a vibrant and bustling social atmosphere. A leisure centre is situated just towards the top of the High Street and offers excellent transport links to Birmingham University and train station, Queen Elizabeth Medical Complex and Birmingham City Centre.

Floorplan



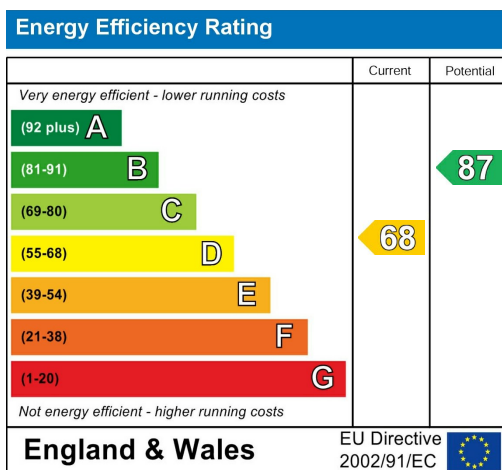








## Energy Efficiency Graph

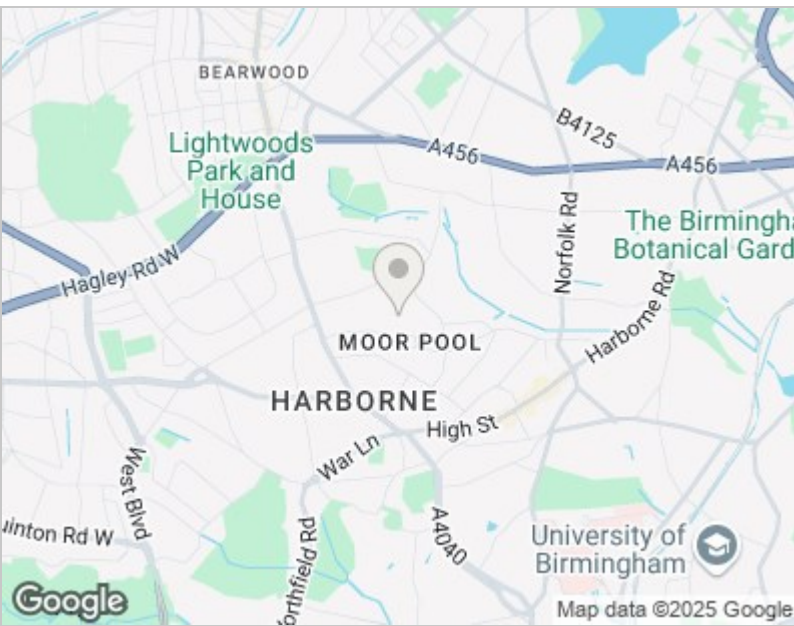


## Viewing

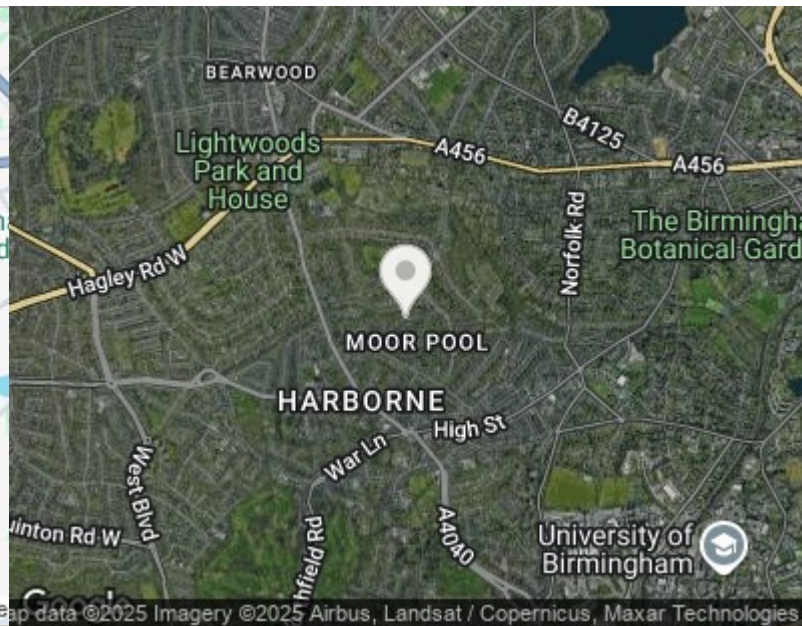
Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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