

# HUNTERS®

HERE TO GET *you* THERE



Carless Avenue

Harborne, Birmingham, B17 9EQ

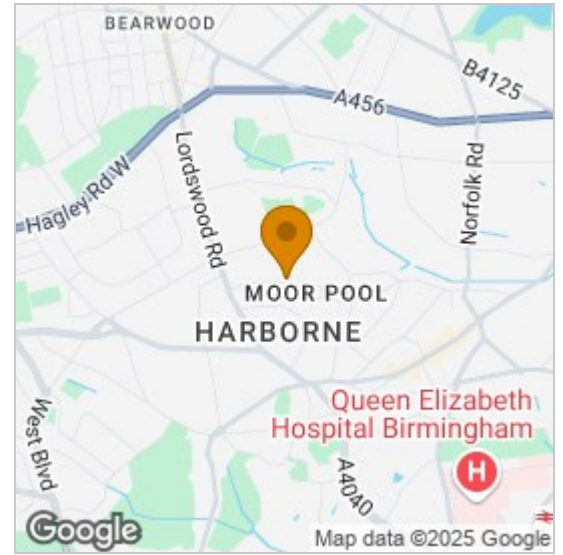
£2,000 Per Month







## Area Map

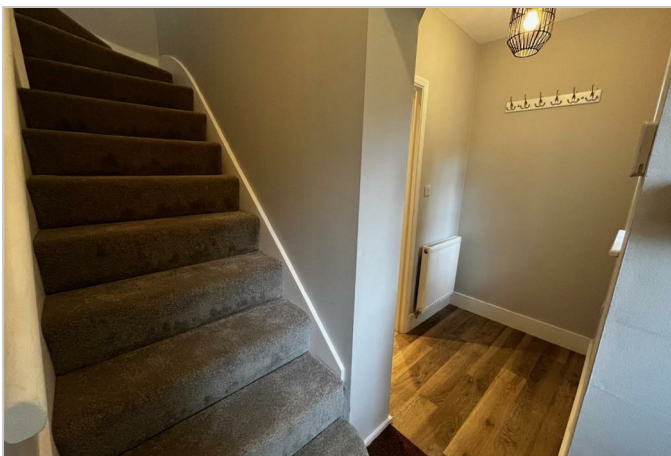


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

A beautifully presented and fully refurbished three bedroom family home nestled within the attractive Moor Pool estate. Set back from the road with a driveway and garage this residence provides a large open plan kitchen/dining space and three good sized bedrooms. An excellent tranquil location for professionals and families seeking a move within the Village of Harborne. Available from January 2025 on an Unfurnished Basis.

The property is situated on a wonderful plot, with a wrap-around garden surrounding the property. It has been completely renovated throughout with a brand new gas central heating boiler. The internal accommodation briefly comprises a welcoming Entrance reception with storage space, a useful study room, spacious lounge which leads through to an open-plan kitchen-dining room which provides ample space for dining table and chairs and includes integrated double oven, dishwasher and fridge-freezer. There is a separate utility which provides additional storage and houses the washing machine and tumble dryer. The upstairs accommodation provides three double bedrooms which are complimented by a family bathroom.

The property is superbly located within the Moor Pool Estate with its wonderful heritage, with the centre of Harborne village less than half a mile away providing a vast array of boutique shops and excellent renowned local



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 OR LETTING?** If you are thinking of selling or letting 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.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com) <https://www.hunters.com>

