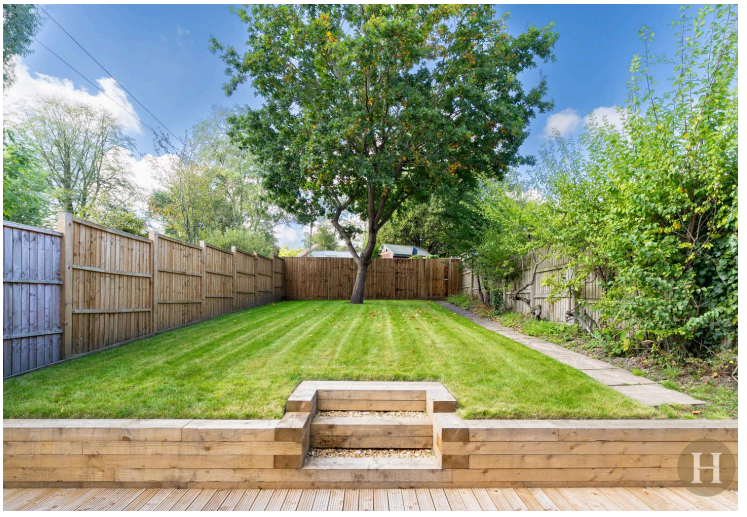






8 The Circle, Birmingham

£645,000 Freehold

Hadleigh Estate Agents are delighted to present this beautifully refurbished four bedroom home located on the ever popular Moor Pool Estate. Situated on The Circle with views over looking the historic Moor Pool tennis courts, the property further benefits from being sold with no upward chain. This fantastic home is set back from the road approached via a well maintained fore garden and briefly comprises of; spacious lounge, large open plan kitchen diner, further benefitting from separate utility room, guest WC and additional study or play room. Upstairs the property boasts four well proportioned bedrooms and is completed with a modern family bathroom.



Entrance Hallway
Welcoming and spacious entrance hallway, with stairs to first floor accommodation. Two ceiling light points, central heating radiator and carpeted flooring. Window to front elevation and partially glazed front door.

Lounge
Modern lounge offering windows to the front elevation, carpeted flooring, ceiling light point, central heating radiator and feature fireplace.



Kitchen Diner
At the heart of the house is this fantastic open plan kitchen, diner and living area. Boasting bi-fold doors onto the garden, additional window to the rear elevation and three skylights, ample natural light floods the room. A modern fitted kitchen, offers a range of base and wall units, including integrated appliances; dishwasher, fridge freezer and wine cooler.





Study
Convenient multi purpose reception room, making for an ideal home office or play room. With carpeted flooring, ceiling light point, central heating radiator and window to open plan kitchen diner.



Utility Room
With partially glazed door into, wooden flooring continued, power points, ceiling spot lights and plumbing for utilities.

Landing
With carpeted flooring, ceiling light points and loft hatch.



Master Bedroom
Spacious bedroom with windows to the rear elevation overlooking Moor Pool allotments, carpeted flooring, ceiling light point and central heating radiator.

Bedroom Two
Double bedroom offering views over Moor Pool Tennis Courts, carpeted flooring, central heating radiator and ceiling light point.



Bedroom Three
Benefitting from a third double bedroom with window to rear elevation, carpeted flooring, ceiling light point and central heating radiator.

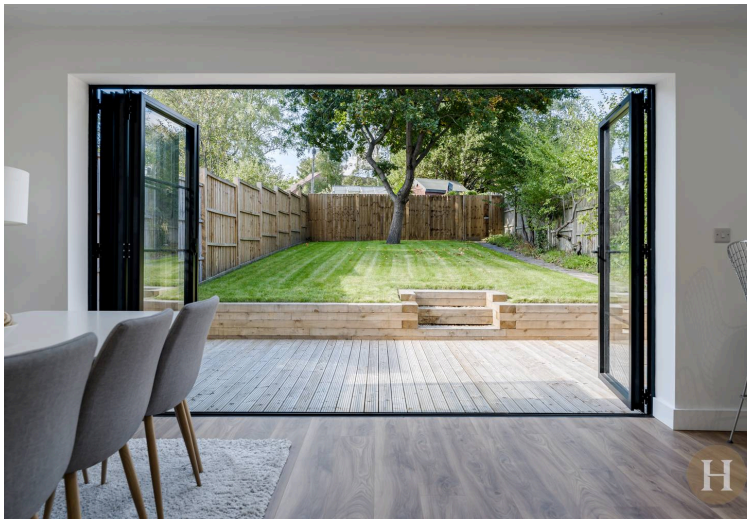
Bedroom Four
Bedroom four comprises window to the front elevation, carpeted flooring, central heating radiator and ceiling light point.



Bathroom
Modern family bathroom, complete with tiled flooring and partially tiled walls. Fitted bath, shower over and handheld attachment. Low level flush WC, vanity unit, window to the front elevation, ceiling spotlights and towel radiator.

Garden
Beautifully presented and low maintenance landscaped rear garden, with decking area, steps laid to lawn, path leading to rear gate with mature trees and fenced boundaries.













Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

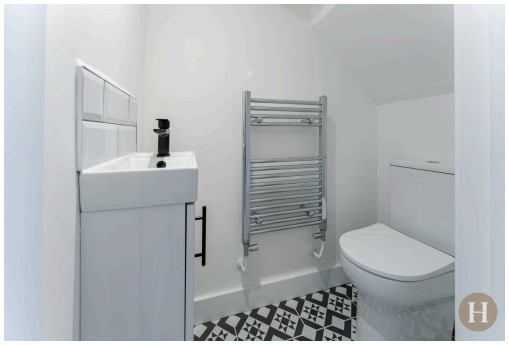
EPC Environmental Impact Rating: C







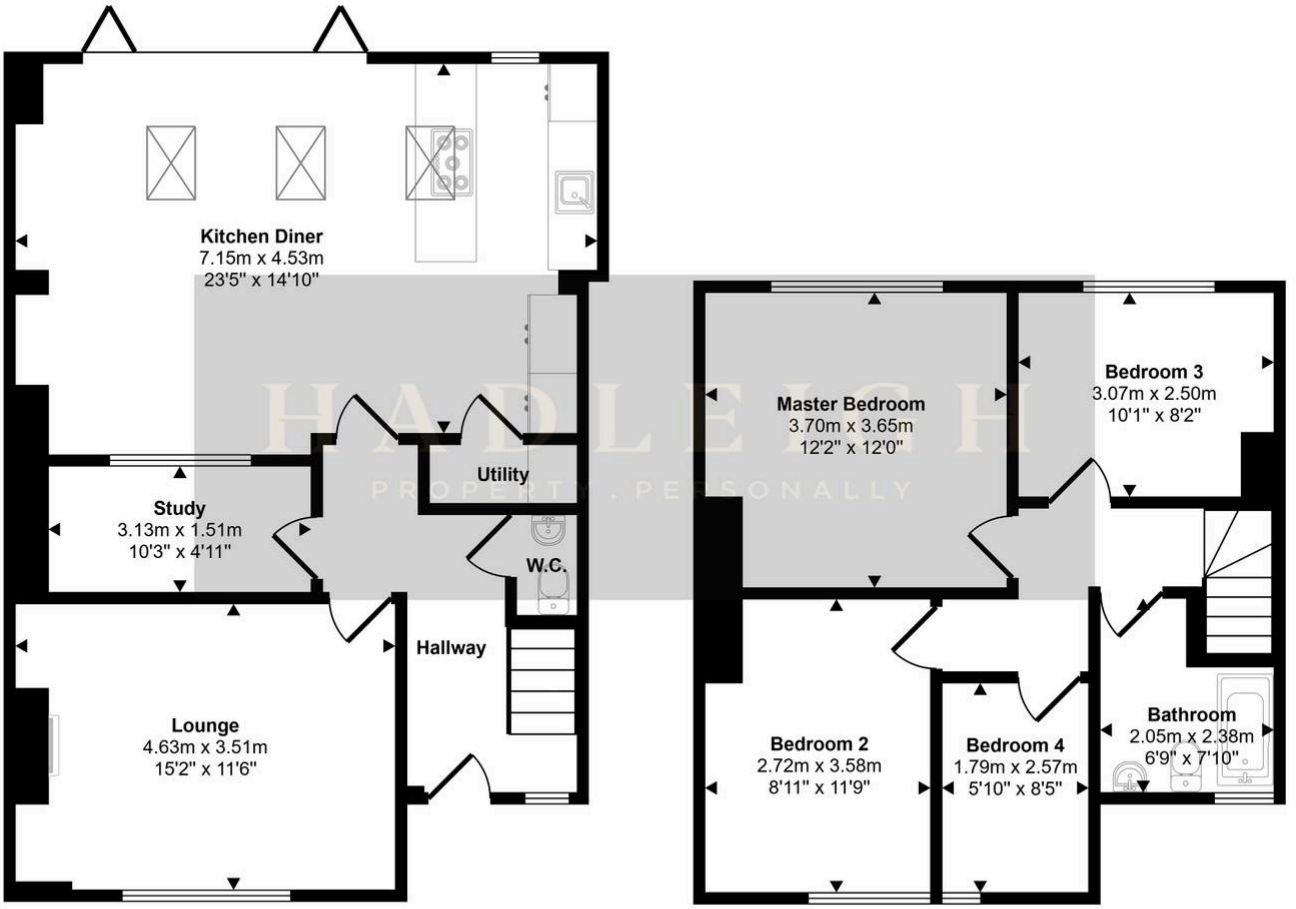
- Four bedroom home
- Fully refurbished throughout
- Popular Moor Pool Estate
- Views over Moor Pool tennis courts
- No upward chain
- Open plan kitchen diner & utility







Approx Gross Internal Area
124 sq m / 1338 sq ft



HADLEIGH
PROPERTY. PERSONALLY

Ground Floor
Approx 72 sq m / 774 sq ft

First Floor
Approx 52 sq m / 564 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.