

18 HIGH BROW

HARBORNE, BIRMINGHAM B17 9EN

Robert Powell

RESIDENTIAL SALES & LETTINGS





18 HIGH BROW £749,950

HARBORNE

An extended and modernised four bedroom, three bathroom end of terrace family home in the heart of the Moor Pool Estate.

Situation
High Brow is a quiet and attractive street located within the highly desirable Moor Pool Estate. Harborne High Street is located less than a mile away and offers a range of shops with a Marks and Spencer Food Hall, Waitrose, as well as chemists, greengrocers, butchers, and newsagents, in addition to brasseries, restaurants and coffee shops.

Description
18 High Brow is a beautifully presented end of terrace property which has been extended at ground floor and into the loft to create an ideal family home which extends in all to approximately 1,786 sq ft (166 sq m).

On the ground floor is an entrance hall with cloakroom WC. Also off the hall is a small study/home office with fitted storage cupboards to one wall. The living room overlooks the front of the property and has wooden flooring, fireplace with log burner, and fitted cabinetry including base cupboards with shelving above.

The main focal point of the house is the superb kitchen/dining room with family room off. Cleverly designed, and forming part of a large rear extension, this space is ideal for family life and entertaining. Bi-folding doors from both the kitchen and the family room open out to the rear garden. The kitchen itself is fitted with modern gloss fronted base and wall units with wooden work-tops, including a central island unit with breakfast bar. Integrated appliances include two fridges, freezer, four ring electric hob with extractor over, dishwasher, and electric double oven. Underfloor heating ensures that this large space remains comfortable in the colder months.
A wide opening off the dining area connects to the family room which is an ideal space for relaxing, or for the children to play and do their homework. The space has been designed to operate as an annexe if required and has a door leading out to the front for independent access, as well as a fully fitted shower room to the rear.

On the first floor are three double bedrooms, one of which has an en suite shower room, whilst the other two are served by a well-appointed house bathroom which has bath, WC, and wash basin.

The second floor loft conversion has been designed to create a luxurious master suite which has a dormer window to the rear as well as two Velux rooflights, bespoke fitted wardrobes and matching drawers. The en suite is open-plan to the bedroom and has two wash basins set on a marble affect counter top with storage below, WC, attractive free-standing bath.

Outside
To the front of the property is a generously sized driveway providing off road parking for two cars. The house occupies one of the larger plots on the Moor Pool Estate so at the rear is a substantial garden which has a paved patio and steps up to a large lawn with mature hedging to the borders and a timber shed to the far end providing useful garden storage.

General Information
Tenure: The property is freehold.
Council Tax: Band D.

Published November 2026

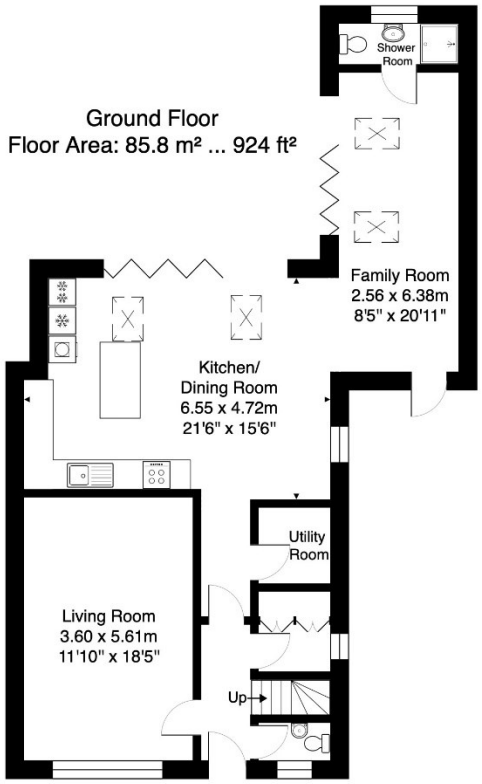


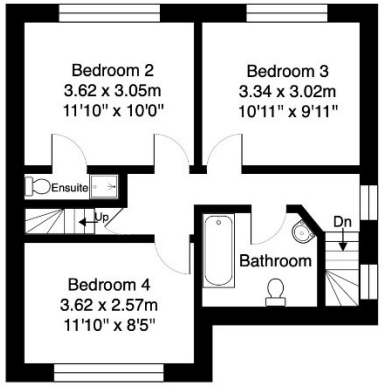


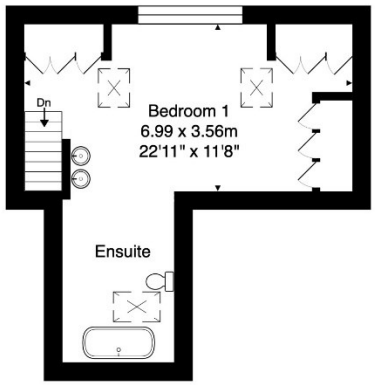




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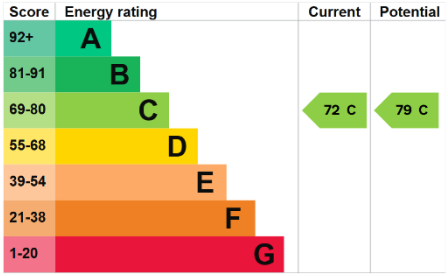




18 High Brow, Harborne, Birmingham, B17 9EN.

Total Area: approx 166.0 m² ... 1786 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information



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