





## Offers Over £47,000

### Ravenshurst Mews, Erdington, Birmingham, B23 6AZ

**\*\* NO UPWARD CHAIN \*\* OVER 60'S ONLY \*\* FIRST FLOOR FLAT \*\* TWO BEDROOMS \*\***

This first floor flat is being offered with no UPWARD CHAIN to any persons 60 or over.

The flat consists of a canopied open porch area providing sheltered entry to the entrance area. Once up the stairs you are met with a landing area which has storage, lounge with further storage, kitchen, TWO BEDROOMS with fitted or built in storage and a bathroom. As the property is aimed at persons who are 60+ years of age there are emergency pull cords for assistance if required. Ground Rent & Service Charge are combined at £213.84 per month Energy Efficiency rating:- Awaiting

#### Approach

The property is approached via the shared pathway leading to the private storage cupboard for this property and an opening into:-

#### Entrance Porch

Open canopied porch area over the double glazed door allowing access to:-

#### Entrance Hallway

Stairs rising to the first floor landing area.  
Doors to:-

#### FIRST FLOOR

##### Landing

Storage cupboard housing the water tank, wall mounted electric heater, loft access via the hatch area and doors to:-

##### Lounge

**15' x 11'1" (4.57m x 3.38m)**

Double glazed window to the front, decorative coving finish to the ceiling area, a wall mounted electric heater, and a storage cupboard with shelving inset.

##### Kitchen

**9' x 7'2" (2.74m x 2.18m)**

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Plumbing for a washing machine, space for a free standing cooker, and further space for an under unit fridge. Partly tiled walls, tile effect flooring, and a double glazed window to the rear.

##### Bedroom One

**12' x 9'9" (3.66m x 2.97m)**

Double glazed window to the front, wall mounted electric heater, and a built in wardrobe with double doors for access with a double door over head storage unit above.

##### Bedroom Two

**9' max 5'7" min x 9' max 5'7" min (2.74m max 1.70m min x 2.74m max 1.70m min )**

Double glazed window to the rear with a single wardrobe either side, and a wall mounted electric heater

##### Bathroom

**7'6" x 5'6" (2.29m x 1.68m)**

Suite comprised of a panelled bath with an electric shower over, low flush WC and a pedestal wash hand basin. Electric towel rail heater, partly tiled walls, shaver point, wall mounted electric heater, and a double glazed window to the rear.

##### Lease Information

The lease runs for 99yrs from 1989 – expires in 2088 so 63yrs left.

The freeholder/managing agent for the property is also Sanctuary Housing.

##### OfCom Broadband

STANDARD - Highest available download speed - 16 Mbps. Highest available upload speed - 1 Mbps - Availability Good  
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good  
ULTRAFast- Highest available download speed - 1000 Mbps - Highest available upload speed - 1000 Mbps - Availability Good

##### OfCom Mobile Coverage







OFcom Mobile Coverage  
 Results for 33 Ravenshurst Mews

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

- EE- Good outdoor and in-home
- O2 Good outdoor
- 3 Good outdoor, and in-home
- Vodafone Good outdoor variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

- O2- 81%
  - Vodafone 79%
  - Three 63%
  - EE 82%
- Performance scores should be

considered as a guide since there can be local variations.

