



## 25 Ravenshaw Road

Birmingham

B16 0TE

Asking Price Of **£550,000**

*Detached Family Home*

*Four Large Bedrooms*

*Ensuite To Master Bedroom*

*Spacious Rear Garden*





## Property Description

**APPROACH** A gated driveway welcomes you to the property with a landscaped front garden area, blossoming with hedges, shrubbery and a pathway leading to the entrance porch.

**ENTRANCE HALL** The open entrance hallway provides access to each of the downstairs receptions rooms along with the stairs to the upper floor. The vendor has informed us that beneath the carpet are the original, characteristic tiles the property was first decorated with - an added bonus for lovers of a characteristic property! The hallway leads to a downstairs w/c with a wash hand basin.

**LOUNGE** 19' x 12' (5.79m x 3.66m) Facing the front aspect, there is a double glazed bay window, wood style flooring, gas central heating radiator and feature fireplace within the first lounge.

**FAMILY ROOM** 16' 11" x 11' 6" (5.16m x 3.51m) Overlooking the rear garden is the family room, with a feature fireplace, carpet flooring and door leading out to the scenic garden.

**DINING ROOM** 14' 1" x 10' 11" (4.29m x 3.33m) To the rear aspect is also the dining room leading through to the kitchen. The dining room has an additional fireplace with a storage cupboard, wood style flooring and double glazed UPVC door leading to the rear garden.

**UTILITY ROOM** Fitted with a useful UPVC door leading to the rear, side passage, the utility is fitted with a wash hand basin. With space for washing machine and dryer.

**GARAGE** 15' 3" x 7' 9" (4.65m x 2.36m)

**MASTER SUITE** 17' 2" x 12' (5.23m x 3.66m) This property boasts a generous master bedroom with a beautiful feature bay window to the front elevation and feature fireplace. Bedroom One has the added benefit of a fitted walk in wardrobe, leading to the master ensuite. Fitted with a corner-tub bath with shower over w/c and wash hand basin. There is also a feature fireplace within

## Floor Layout



Total approx. floor area 2,043 sq ft (190 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*