

ENGLANDS



23 Ravenhurst Road
Harborne, Birmingham, B17 9TB

£499,995





PROPERTY DESCRIPTION

Nestled in the charming area of Harborne, Birmingham, this delightful terraced house on Ravenhurst Road offers a perfect blend of period character and modern living. Built in 1880, this spacious and light-filled property has been extensively renovated throughout and benefits from many thoughtful features.

Briefly comprising sitting room, extended kitchen/dining room, four bedrooms, one with ensuite, well-appointed house bathroom, useful basement and enclosed rear garden.

Ravenhurst Road runs between Harborne High Street and Lonsdale Road, so this property is very well-situated with being just walking distance to all the high street facilities. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as good local primary schools and regular transport services leading through to comprehensive City Centre business, leisure, entertainment and shopping facilities.

Viewing is highly recommended in order to fully appreciate the charm of this home.



Tel: 01214271974

The property is set in an elevated position away from the road by fore garden and steps leading up to entrance door with glazed panel above.

SITTING ROOM

4.26m max into bay x 3.42m max into recess (13'11" max into bay x 11'2" max into recess)
Delightful front room having radiator with ornate cover, UPVC double glazed sash bay window, feature fireplace with bio fuel fire, storage cupboard and shelving fitted into recess, coving to ceiling, ceiling light point with ceiling rose and wood-style flooring. Door through to:

INNER LOBBY

with stairs rising to first floor accommodation, recessed ceiling spotlight and door through to:

SPLENDID KITCHEN DINING ROOM

10.86m max x 3.37m max into recess. (35'7" max x 11'0" max into recess.)

Superb extended kitchen having a range of matching wall and base units, white Quartz work surfaces, radiator, recessed ceiling spotlights, ceiling light point, island with built-in storage and breakfast bar area, inset ceramic Belfast sink with mixer tap over, integrated dishwasher, integrated electric oven and induction hob above, plus wall-mounted extractor hood, cupboard housing Glow Worm gas Combi boiler, integrated fridge and freezer, integrated washing machine and double glazed UPVC French doors leading out to the rear. Dining area having further radiator, recessed ceiling spotlights, two UPVC double glazed windows and further UPVC double glazed French doors leading out to the rear garden.

CELLAR

4.04m max x 3.42m max (13'3" max x 11'2" max)
Having radiator and plumbing for washing machine and further appliance space.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having recessed ceiling spotlights, useful large airing cupboard with radiator and fitted shelving. Further stairs rising to second floor accommodation.

BEDROOM TWO

3.76m max x 3.41m max into recess (12'4" max x 11'2" max into recess)

Having double glazed UPVC sash window to the front elevation, radiator and ceiling light point.

BEDROOM FOUR

2.82m max x 2.25m max (9'3" max x 7'4" max)
Having double glazed UPVC window overlooking the garden, radiator, coving to ceiling and ceiling light point.

BATHROOM

Spacious, well-appointed bathroom having panel bath with side screen, mixer tap over and wall-mounted rain showerhead, part complementary tiling to walls, wood-style flooring, coving to ceiling, recessed ceiling spotlights, radiator, UPVC double glazed window with obscured glass, pedestal wash hand basin with mixer tap over and low flush WC.

FURTHER STAIRS LEAD TO SECOND FLOOR ACCOMMODATION

LANDING

Having ceiling light point, Keylite light tunnel and recessed ceiling spotlights.

PRINCIPAL BEDROOM

3.93m max x 3.46m max (12'10" max x 11'4" max)
Having double glazed UPVC window overlooking the rear garden, radiator, recessed ceiling spotlights and coving to ceiling,

ENSUITE SHOWER ROOM

Having shower cubicle with wall-mounted rain showerhead, recessed ceiling spotlights, Keylite light tunnel, pedestal wash hand basin with mixer tap over, low flush WC, coving to ceiling, dado rail, vertical radiator and wood-style flooring.

BEDROOM THREE

3.78m max x 3.54m max (12'4" max x 11'7" max)
Having UPVC double glazed dormer window, radiator, recessed ceiling spotlights, wood-style flooring, fitted shelving into recess and eaves storage area.

ENCLOSED REAR GARDEN

Having textured stone paved seating area, gate leading to shared access to the front of the property, fence panelling to one side, hedge borders, lawn and pathway to elevated decked seating area.

ADDITIONAL INFORMATION

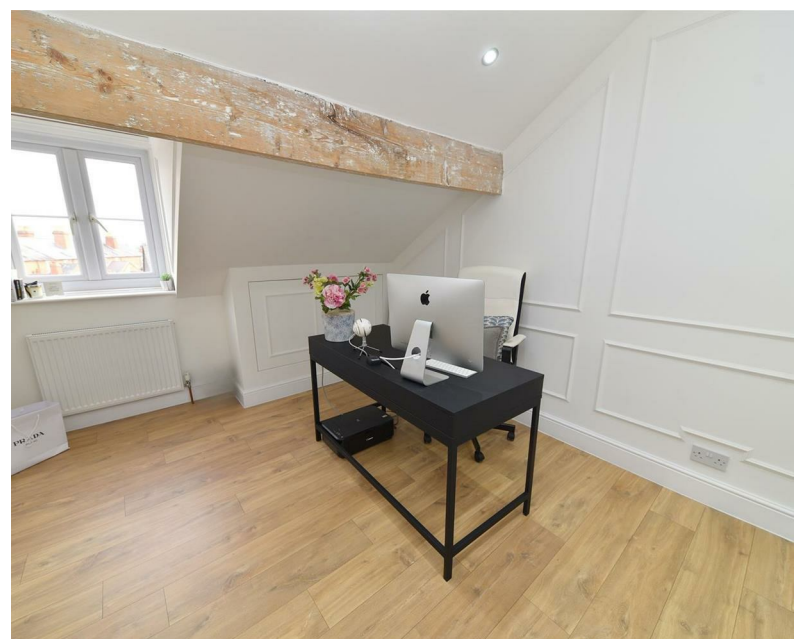
TENURE: FREEHOLD

COUNCIL TAX BAND - C



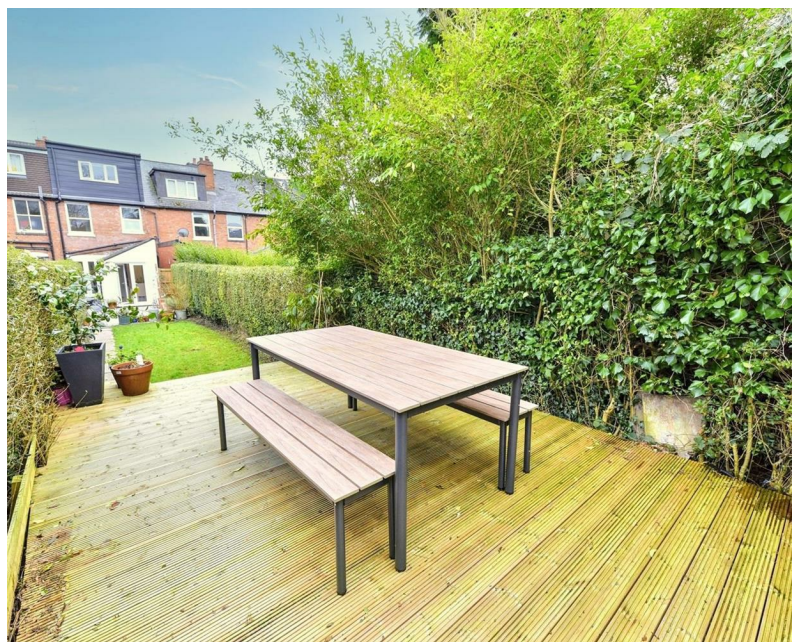
ENGLANDS





ENGLANDS





ENGLANDS

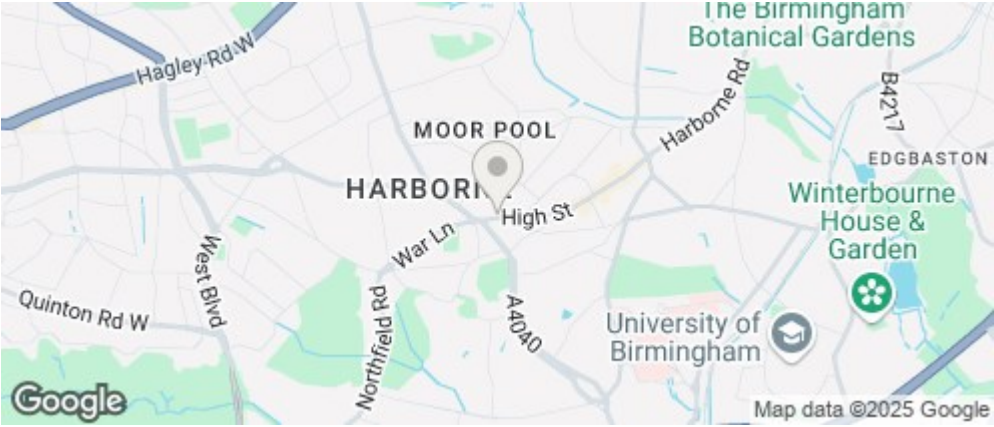




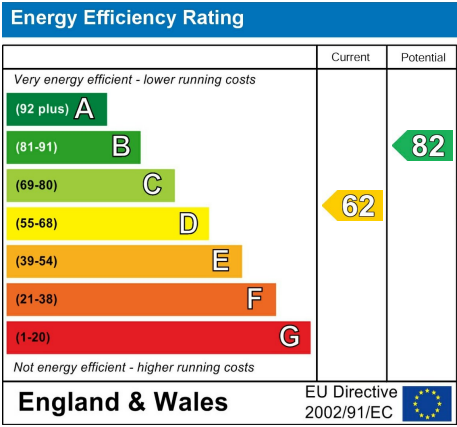
ENGLANDS



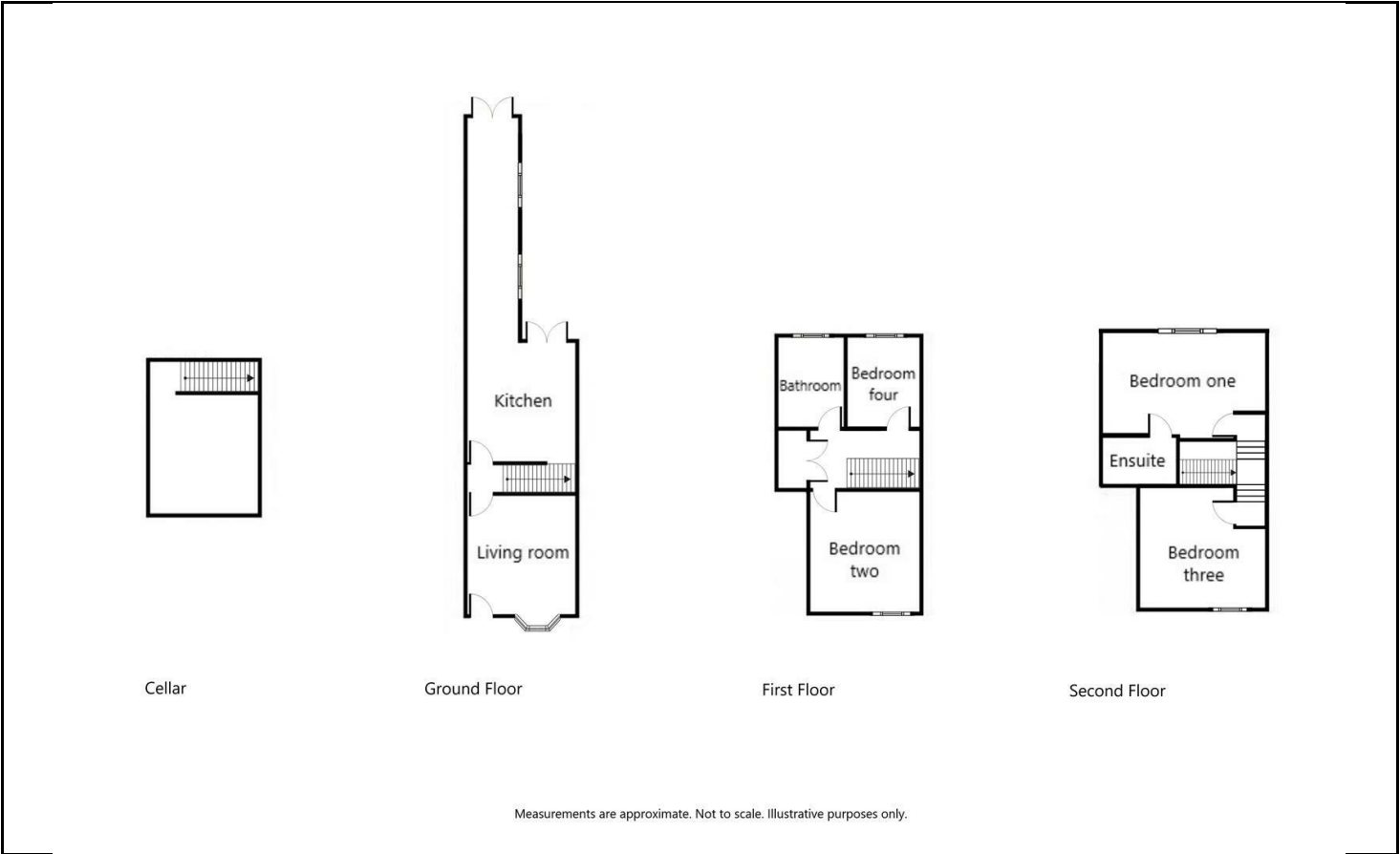
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.