



Ravenhurst Road, Birmingham, B17

Offers In The Region Of £945,000

McHugo Homes

[www.mchugohomes.co.uk](http://www.mchugohomes.co.uk) | 0121 5170251

**MCHUGO**  
HOMES



- Five bedrooms
- Semi detached house
- Beautifully extended
- High specification
- Kitchen/family/dining room plus living room
- Bathroom and ensuite
- Downstairs shower room
- Garage

Welcome to your new home on Ravenhurst Road, located in a prime Harborne location, where contemporary living meets timeless elegance.

This stunning five-bedroom semi-detached property epitomizes modern luxury, offering an enviable lifestyle in one of Birmingham's most sought-after locations. Step inside to discover a meticulously designed interior, starting with the heart of the home – a high-spec kitchen boasting an open-plan layout that seamlessly blends dining and family areas. Ideal for entertaining or everyday family life, this space exudes warmth and functionality, featuring sleek countertops, top-of-the-line appliances, and ample storage options. Adjacent to the family room is a separate living room, perfect for unwinding after a long day or hosting guests for special occasions. The ground floor also boasts a convenient shower room, adding to the home's practicality and convenience.

Beyond the living spaces, a side lean-to and garage offer additional storage and utility space, catering to all your practical needs.

Upstairs, the luxury continues with a beautifully refitted bathroom and four generously sized bedrooms, each thoughtfully designed to provide comfort and privacy for every member of the household, with ample storage provided. Ascend to the second floor, where the pièce de résistance awaits – a sumptuous master bedroom suite complete with an ensuite bathroom and a walk-in wardrobe area. whilst offering



## Area

Situated within a prime Harborne location and a short commute to Harborne's finest facilities, one of Birmingham's most sought-after neighbourhoods, Ravenhurst Road offers a harmonious blend of modern living and the charm of a well-established community on the cusp of the Moor Pool amenities. This exclusive avenue presents an exceptional opportunity to experience the best of both worlds - the tranquillity of a private enclave and the convenience of easy access to Harborne's increasingly vibrant amenities.

Connecting Wentworth Road and Gilhurst Road, Ravenhurst Road is a convenient walk from the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Foodhall and Waitrose, along with a plethora of independent restaurants and eateries.

Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach, as is Birmingham city centre via arterial road and transport links, such as A456 connection to M5 access and close to M5 and University train station links to city centre.

Excellent primary secondary and prep schools are very close by such as the popular Harborne Primary school, with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools a short commute.

Leisure facilities nearby include Harborne Pool & Fitness centre, Harborne golf club, The Edgbaston Priory Tennis and Squash club, host to prestigious tennis events, Edgbaston Golf club and world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Queens Park, plus Harborne walkway is access is nearby, as is Botanical Gardens and Martineau Gardens a short journey away.

## Approach

Tarmac driveway with raised flower bed to border, hedgerow and fencing to boundary, side door to lean-to, double opening garage, and front door to:

## Porch

Double opening doors, glazed window, stained glass window, ceiling light point, door to:

## Entrance Hall

Tiled flooring with under floor heating, recessed ceiling downlighters, carpeted, stairs to first floor and doors to:

## Living Room

Double glazed window, ceiling light point, underfloor heating, power points, carpeted. CAT Five network point.

## Sitting/Family Area

Tiled floor with underfloor heating, bespoke fitted cabinetry, recessed ceiling downlighters, power points, opening into kitchen/dining area,

## Kitchen Diner

Underfloor heating, tiled flooring, two ceiling light lanterns, a selection of recessed ceiling downlighters, power points, full width sliding double glazed patio doors opening onto garden, range of 'Parapan' high gloss fronted wall and base units, inbuilt appliances of tall 'Liebherr' freezer and fridges, 'Miele' double oven plus warming tray, 'Siemens' dishwasher, six ring induction hob within central island which also houses under counter storage on both sides, Corian worktops with inset 'Franke' sink with mixer tap, plus further 'Quooker' tap and separate sink, selection of recessed ceiling down lighters and pop up power points.

## Lean to/Utility Area

Front to back access, two ceiling strip lights, power supply, range of wall and base units with roll worktop surface and inset stainless steel sink, exposed wooden flooring.

## Garage

Power supply, ceiling strip light, double opening doors, 'Vaillant' boiler, plumbing for washing machine, manifold and fuse board.

## Shower Room

Walk in shower, wash hand basin, low level WC, motion sensor lighting.

## First floor landing

Carpeted, power points, telephone point, radiator, ceiling light point, thermostat control, access to eaves storage, obscure double glazed window with front aspect, carpeted stairs to second floor and doors to:

## Bedroom Two

Front facing double glazed bay window, radiator, telephone point, carpeted, power points, two ceiling light points, bespoke fitted wardrobes.

## Bedroom Three

Rear facing double glazed window, two ceiling light points, radiator, TV point, carpeted, power points, inbuilt storage.

## Bedroom Four

Radiator, carpeted, double glazed window with rear aspect, power points, fitted wardrobes, ceiling light point

## Bedroom Five

## Bathroom

Double 'Nk porcelenosa' wash hand basin with mixer taps above, both within vanity unit with backlit mirrors above, low level 'Nk porcelanosa' WC, walk in shower fully tiled with rain shower head, adjustable handhold hose and motion sensor lighting, plus further ceiling light points and tiling.

## Second Floor

## Master Bedroom

Selection of recessed ceiling downlighters, two radiators, carpeted, power points, double glazed window with rear aspect offering open aspect views, ceiling skylights, carpeted, opening to:

## Dressing Room

Three 'Velux' skylights, low level radiator, carpeted, recessed ceiling downlighters, in built storage.

## Ensuite bathroom

Corner bath, low level WC, pedestal sink, shaving socket, light point, partly tiled, ceiling downlighters, radiator, tiled floor.

## Garden

Laid to lawn with hedgerow and fencing to boundary, shale pathway and flower beds to borders, power supply.

## Details

TENURE: FREEHOLD

EPC: TBC

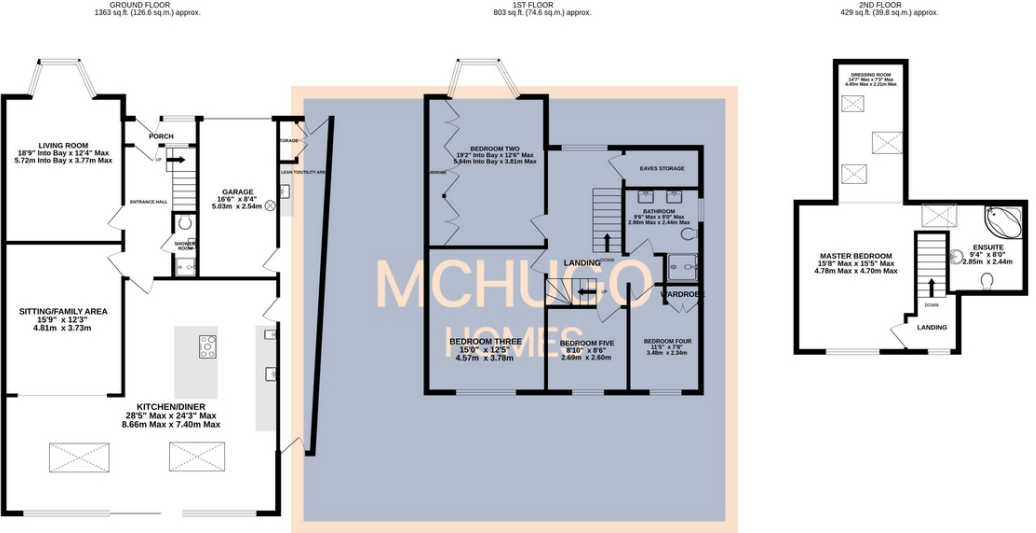
COUNCIL TAX: F

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available

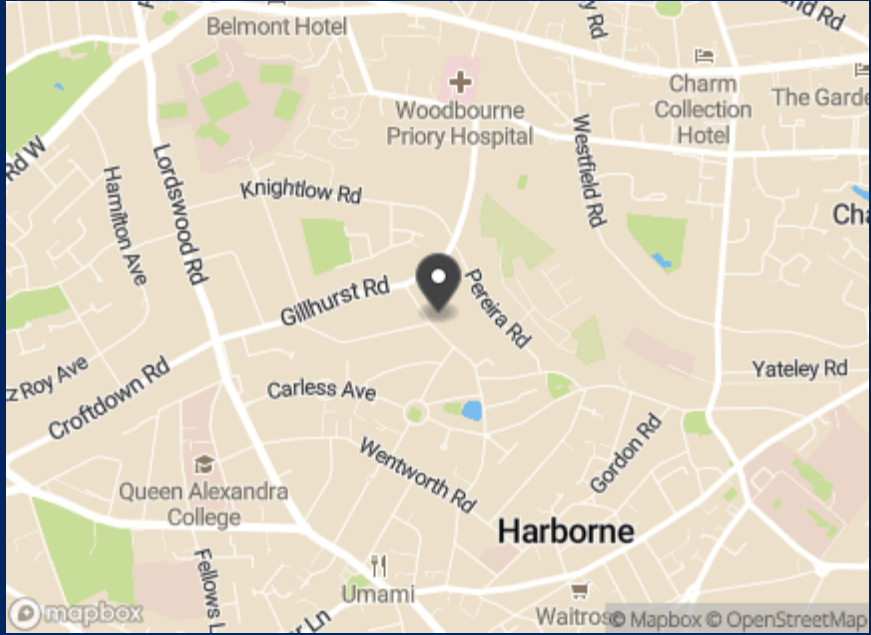
## Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.





TOTAL FLOOR AREA: 2595 sq.ft. (241.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024



McHugo Homes

www.mchugohomes.co.uk | 0121 5170251