

Ravensdale Road,



£290,000

Ravensdale Road,

- End-Terrace
- 4 Bedrooms
- Locked Garage
- CHAIN FREE!
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Off-Road Parking
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Nestled on Ravensdale Road in the vibrant city of Birmingham, this charming end-terrace house offers a delightful blend of space and comfort. Spanning an impressive 1,096 square feet, the property boasts four generously sized bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The large kitchen is a standout feature, offering plenty of room for culinary creativity and family gatherings. The layout of the home ensures a warm and welcoming atmosphere throughout.

The property also includes a well-appointed bathroom, catering to the needs of a busy household. Outside, you will find parking available for up to two vehicles, a rare convenience in urban settings. Additionally, the lockable garage provides secure storage for vehicles or other belongings, adding to the practicality of this lovely home.

Built between 1960 and 1969, this house combines classic charm with modern living. Its location on Ravensdale Road places it within easy reach of local amenities, schools, and transport links, making it a great choice for those looking to enjoy the best of Birmingham.

In summary, this property is not just a house; it is a wonderful home that offers spacious living, a fantastic location, and the potential for a comfortable lifestyle. Do not miss the opportunity to make this delightful property your own.

Directions

Reception

3.36m x 3.26m (11'0" x 10'8")

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

Living Room

4.57m x 3.26m (15'0" x 10'8")

Double glazed window to rear, carpet flooring, chimney breast, gas fire place, ceiling light, skirting, wall mounted radiator

Kitchen/Dining Room

3.33m x 4.33m (10'11" x 14'2")

Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan

W/C

Tile flooring, sink with separate taps, toilet, ceiling light

Bedroom 1

4.57m x 2.00m (15'0" x 6'7")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

3.33m x 2.79m (10'11" x 9'2")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 3

3.23m x 2.21m (10'7" x 7'3")

Double glazed windows to front and rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 4

2.21m x 2.27m (7'3" x 7'5")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

2.05m x 2.11m (6'9" x 6'11")

Privacy double glazed window to rear, Laminate flooring, wall tiles, bathtub with separate taps, shower unit over bath, pedestal sink with separate taps, wall mounted radiator

Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area

Garage

Garage door, concrete flooring, door to garden



Ravensdale Road,



Ravensdale Road,



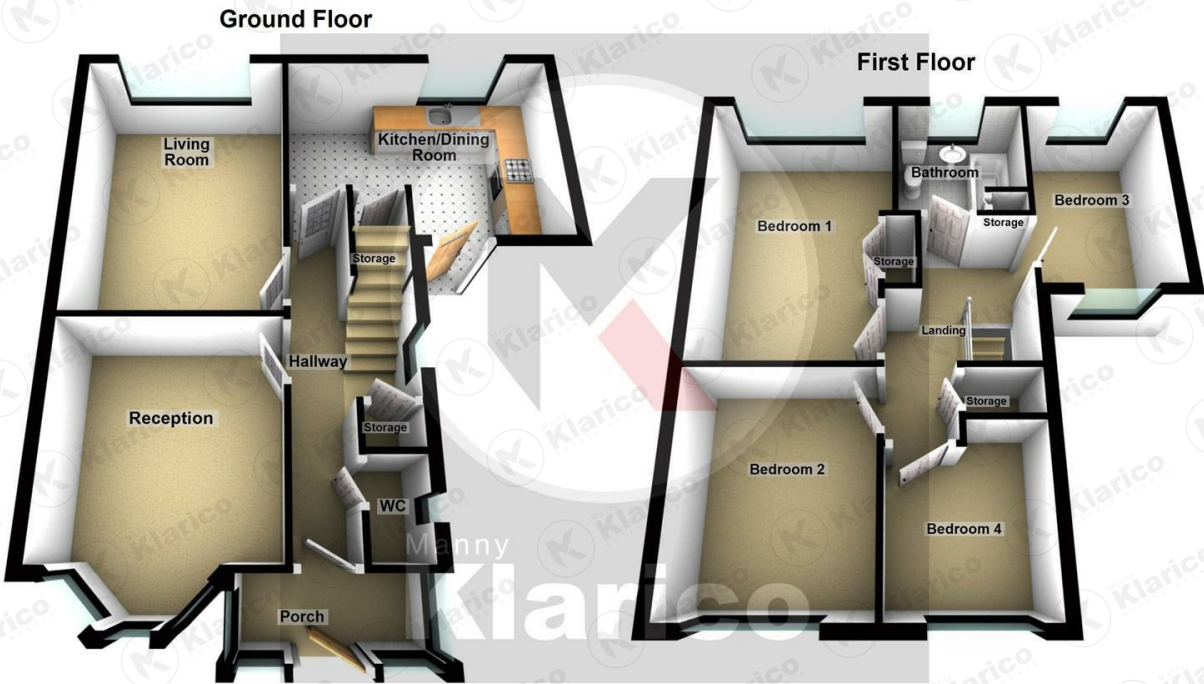
Ravensdale Road,



Ravensdale Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 101.8 sq. metres (1096.0 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390

www.mannyklarico.co.uk

