



Ravenhurst Drive, Great Barr  
Birmingham, B43 7RS

**Offers Over £415,000**

***Paul Carr Estate Agents are delighted to bring to market this well presented and maintained detached family home set in this well regarded cul -de-sac location .***

Well located for schooling for children of all ages along with amenities, good transport links and the road network.

The property is approached via a front garden and a generous sized driveway to provide parking for multiple cars and is entered into via an enclosed porch which then allows entrance to the hallway which has a feature staircase leading to the first floor, a guest cloakroom with w.c. and wash hand basin set into a vanity unit. The good sized lounge, with a dual aspect has a lovely bow window to the front and patio doors overlooking and accessing the rear garden. The separate dining room has a door leading to the side of the property and an archway opens to the well proportioned kitchen fitted with a good selection of base and wall units and ample working surfaces having inset sink unit with drainer and hob with fitted oven under and feature extractor hood over, there is space for multiple appliances and a door leads out to the rear garden.

On the first floor are two generous double bedrooms both having fitted wardrobes plus a good sized third bedroom, the family bathroom is tiled and fitted with corner shower cubicle, wash hand basin, W.C and bath.

To the rear is a well maintained garden with patio area and is laid to lawn with shrub borders and fencing to the perimeters.  
There is a garage to the side of the property along with a car port.

The current vendors have planning permission granted for a side extension.

**Viewing is highly recommended to appreciate the accommodation on offer.**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Sandwell Council.

Services Connected: mains, electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)



**Entrance Hallway**  
16' 4" x 8' 10" (4.97m x 2.69m)

**Lounge**  
28' 0" x 11' 10" (8.53m x 3.60m)

**Dining Room**  
9' 11" x 11' 10" (3.02m x 3.60m)

**Kitchen**  
14' 8" x 8' 10" (4.47m x 2.69m)

**Bedroom 1**  
13' 1" x 11' 10" (3.98m x 3.60m)

**Bedroom 2**  
10' 5" x 12' 0" (3.17m x 3.65m)

**Bedroom 3**  
10' 1" x 8' 10" (3.07m x 2.69m)

**Bathroom**  
8' 10" x 6' 10" (2.69m x 2.08m)

**Garage**  
17' 5" x 6' 10" (5.30m x 2.08m)











### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 5th June 2024