



Ravenhurst Drive, Great Barr  
Birmingham, B43 7RS

**Offers in the Region Of £699,500**



***Paul Carr Estate Agents presents a statement of style, space and sophistication on Ravenhurst Drive, Great Barr B43 benefitting from convenient access to the highly regarded Q3 Academy, Grove Vale Primary School, and a host of local amenities, including the Scott Arms Shopping Centre and the M6 motorway network. Excellent public transport links are also available, with regular bus services to both Walsall and Birmingham.***

Tucked away in a highly sought-after and prestigious location, this exceptional six double bedroom detached residence on Ravenhurst Drive delivers luxury living on a grand scale. Set at the end of a quiet cul-de-sac for enhanced privacy, this high-value home stands proudly with an impressive block-paved driveway offering ample off-road parking with further parking spaces on street adjacent from the property perfect for entertaining guests or hosting family events.

The front garden, complete with pristine astro turf, sets the tone before stepping into a light-filled, secure porch that opens into a truly breathtaking entrance hallway. Expansive and elegant, the hallway creates an immediate sense of space and flow, with access to all key areas of the ground floor. The integral garage, currently used as a versatile study/storeroom, comes equipped with countertops and water connections, ideal for conversion into a utility or guest suite.

The contemporary kitchen is a design triumph, boasting turquoise base units, sleek black worktops, under-cabinet glow lighting, and generous space for culinary creativity. The open-plan lounge and dining area is a true centre piece vast enough to accommodate a 12-seater sofa, with a feature bow window to the front and sliding patio doors to the rear, effortlessly blending indoor and outdoor living. Step outside to a low-maintenance landscaped garden, with astro turf, perimeter fencing, and a garden shed - perfect for both entertaining and everyday enjoyment. The side veranda offers even more flexibility, currently used as additional storage or utility space.

Upstairs, the first floor reveals four generously sized double bedrooms with the first bedroom accommodating a super king-sized bed, all complete with built-in wardrobes, serviced by a stunning family bathroom with a modern suite, overhead shower, demisting LED touch mirror, and a heated towel rail. The spacious landing area continues the theme of light and luxury throughout with further touch sensors light pads in and around the property. The second floor provides the ideal solution for larger or extended households, featuring two additional double bedrooms and a contemporary shower suite, adding both functionality and flair.

**A true gem in one of Great Barr most desirable pockets, this premium property is a rare opportunity to own a home where space, privacy and modern luxury combine in perfect harmony. Early viewing is highly recommended.**

**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)







Porch 3' 11" x 6' 8" (1.2m x 2.04m)

Hall 18' 0" x 7' 2" (5.48m x 2.19m)

Garage 18' 9" x 9' 9" (5.71m x 2.97m)

WC 7' 1" x 2' 9" (2.15m x 0.85m)

Kitchen Area 11' 11" x 13' 2" (3.63m x 4.02m)

Lounge 0' 0" x 15' 6" (8.54m x 4.72m)

Side Veranda 33' 10" x 4' 7" (10.32m x 1.40m)

Bathroom 8' 3" x 6' 11" (2.52m x 2.11m)

Bedroom 1 13' 0" x 11' 3" (3.97m x 3.43m)

Bedroom 2 13' 9" x 9' 4" (4.20m x 2.84m)

Bedroom 3 13' 3" x 9' 2" (4.03m x 2.80m)

Bedroom 4 13' 6" x 11' 3" (4.12m x 3.42m)

Bedroom 5 11' 0" x 11' 3" (3.36m x 3.44m)

Bedroom 6 11' 0" x 9' 5" (3.36m x 2.88m)

Shower Room 3' 8" x 8' 0" (1.11m x 2.43m)









# Floor Plan

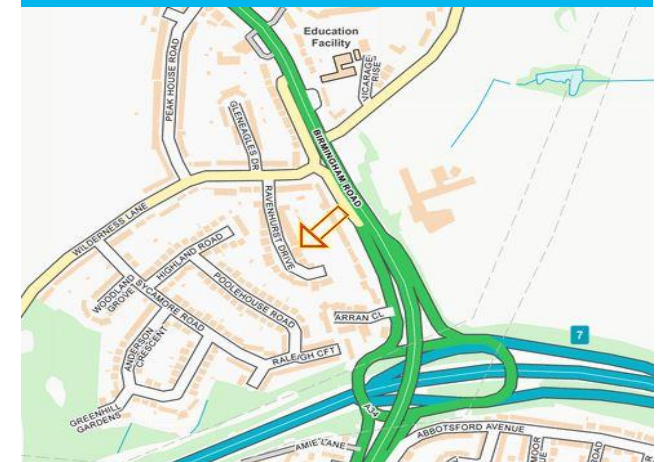
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location











### **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: