



176 Ravenhurst Road, Birmingham, B17 9HS

**£795,000**

Hadleigh Estate Agents are delighted to offer this fantastic property for sale situated on Ravenhurst Road. The property is ideally situated close to the amenities of Harborne High Street which offers an abundance of shops, bars, restaurants and cafes. Within close proximity are also primary schools and excellent transport links to Birmingham City Centre, University of Birmingham and Queen Elizabeth Hospital.

A 1920's detached house which offers spacious accommodation over two floors. The first floor layout was adapted in the past, taking the fourth bedroom out to combine it with the original bathroom to create a larger bathroom. The house could be returned to a four bedroomed house with ease. Furthermore, there is some scope for two storey extension to the right hand side (subject to any necessary consents).

The house is entered via a glazed entrance porch with inner front door leading into the reception hall. There is a large under stairs storage cupboard and a cloakroom WC/shower room. The hall leads through to the two reception rooms, the largest of which is the sitting room. This has a wide bay window overlooking the front garden. To the other end of the room, glazed double doors open into a cosy sun room; with full height sliding patio door.

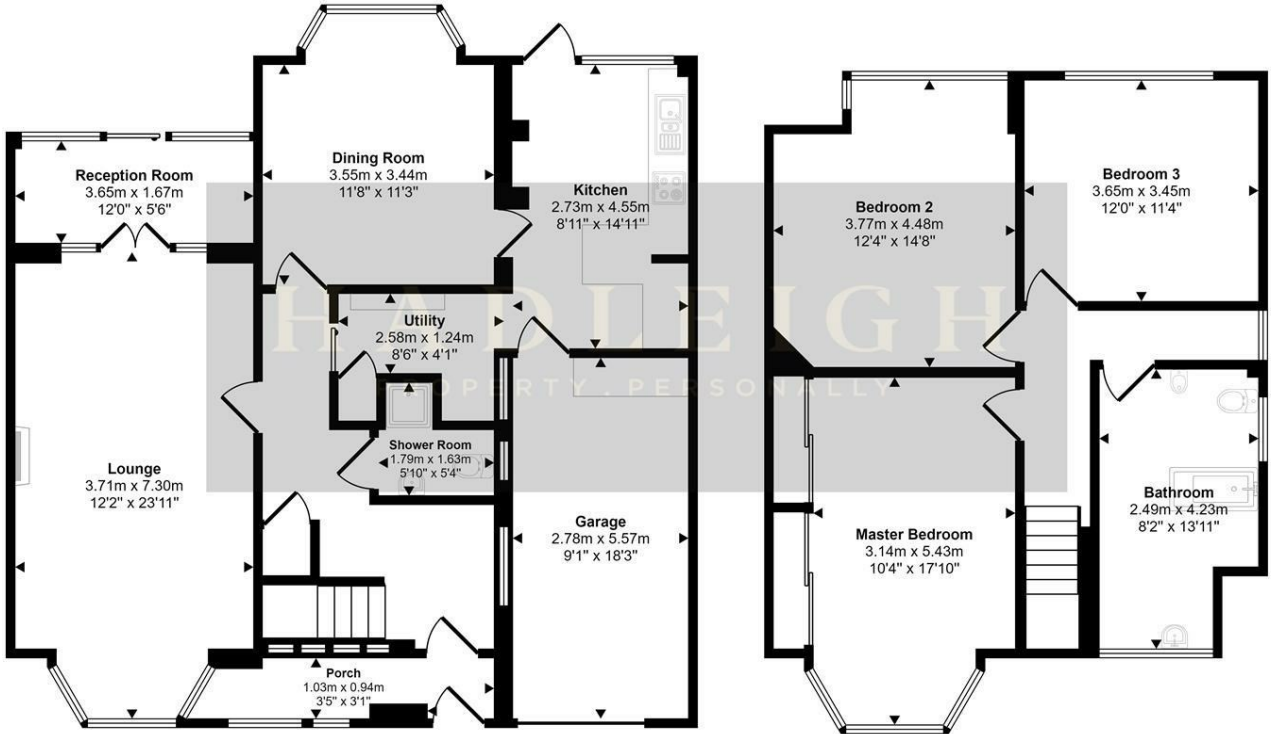
The dining room also enjoys delightful garden views through the wide bay window. A door connects through to the adjacent kitchen (also accessed from the hall via a small lobby/ utility room). The kitchen has a pleasant outlook over the garden by way of full height windows with glazed door opening out to the terrace. To the other end of the kitchen a door leads in to the garage/utility area which has timber double doors to the front, lean-to corrugated Perspex roof and space and plumbing for washing machine and tumble dryer.

On the first floor is a landing with loft access hatch and nook with window to the side. There are three excellent double bedrooms and a large bathroom. Bedroom 1 has a wide bay window to the front and extensive fitted wardrobes along one wall. Bedroom 2 enjoys glorious elevated views over the garden through a large window, as does Bedroom 3. The bathroom was formed out of a combination of the former bathroom and the fourth bedroom so is particularly spacious and has bath, WC, bidet and wash basin as well as windows to the front and side.

To the front of the property is a gravelled driveway providing off road parking for 3 cars. To the rear is a most exquisite mature garden with an extensive collection of flowering plants and shrubs. The garden includes a raised terrace, lower terrace with pond, freeform lawn, summer house, "secret garden" to the far end with an abundance of Acers and wild flowers.

# Floor Plan

Approx Gross Internal Area  
171 sq m / 1845 sq ft

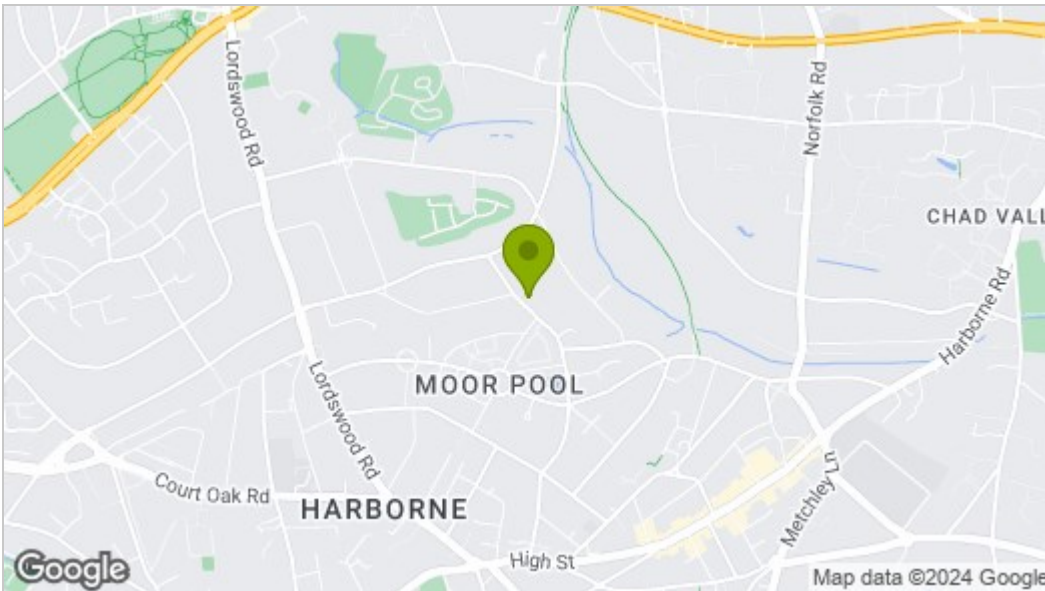


Ground Floor  
Approx 104 sq m / 1119 sq ft

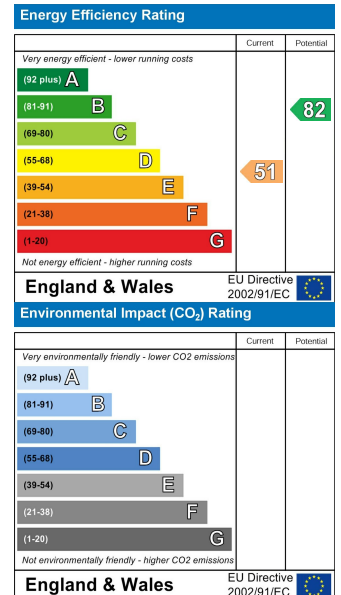
First Floor  
Approx 67 sq m / 726 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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