



Ravenhurst Road, Birmingham

- Traditional Victorian Terraced Property
- Central Harborne Location
- Good Sized Rear Garden
- No Upward chain
- Three Double Bedrooms
- Newly Re-fitted Kitchen
- Excellent links to QE Medical Complex and Birmingham University
- EPC Rating - D

Offers In The Region Of £330,000

Tenure: Freehold

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DESCRIPTION

A superbly maintained traditional three bedroom period residence situated in this sought-after location in the heart of Harborne Village. This charming mid-terraced property is in convenient proximity of Harborne High Street and is deceptively spacious with potential for further extension and improvement subject to the relevant planning permissions. Being sold with No Upward Chain.

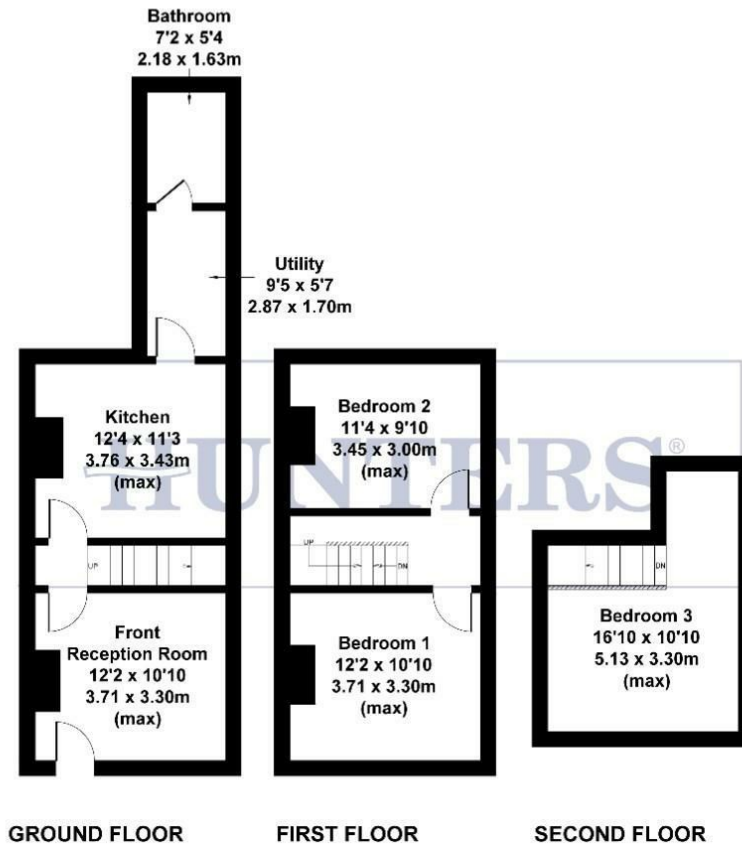
The property is set back away from the road above street level via a pathway and steps, with a decorative low maintenance fore-garden. set over three floors, providing plenty of retained original features whilst also offering double glazing throughout with gas central heating.

As you enter the property through the original hardwood entrance door, you step directly into a welcoming front reception room which provides a new bay window incorporating a window seat and built-in storage and shelving leading through to an inner hallway with staircase to the first floor and access to the newly refitted Shaker style kitchen/breakfast area. The kitchen offers wall and base level units, complimentary work surfaces and ample space for a table and chairs, a spacious separate utility area offers additional work surfaces and space for your utility appliances and access to the rear garden. The downstairs accommodation is completed with a fully tiled downstairs bathroom suite with separate shower above the bath. Upstairs spread across two floors is three good sized double bedrooms, two located on the first floor with a further spacious attic room located on the second floor.

The rear garden is deceptively spacious, with a patio area and brick outhouse, and with lawn and a hedge border surround. The property is complete with a cellar, useful for storage and offering a similar footprint to the front reception room.



Approximate Gross Internal Area 83 sq m - 893 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			(1-20) G
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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