



Ravenhurst Road

Harborne, Birmingham, B17 9HR

Offers In The Region Of £650,000



- Immaculately Presented Period Home
- Four Good Sized Bedrooms
- Beautifully Maintained Rear Garden
- No Upward Chain
- Highly Desirable Address within the Moor Pool Estate
- Converted Loft for Large Master Bedroom
- Providing Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - D

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A charming and immaculately presented period property situated within this highly desirable location on the Moor Pool Estate. This wonderful four double bedroom family home has been thoughtfully modernised whilst retaining plenty of original character and architectural features throughout. The property offers convenient access to Harborne High Street and is Being Sold with No Upward Chain

Set back elevated well above street level, there is a beautifully maintained front fore-garden with steps leading to the property entrance. As you enter the property, an eye catching luxury tiled flooring leads to the open-plan kitchen, lounge and dining space, with a useful utility or boot room providing excellent storage and plumbing for washing machine, and a party tiled downstairs bathroom with WC, wash hand basin and a feature freestanding roll-top bath. The living area stretches from the front through to the rear of the property, providing ample space for both living and dining room furniture, along with a beautiful original cast iron fireplace and bi-folding doors out to the rear garden. Internal double doors lead through to the breakfast kitchen, comprising wall and base level units with granite worktops and tiled splash-back, integrated oven and microwave grill with electric hob and space for fridge freezer with an additional rear access to the garden.

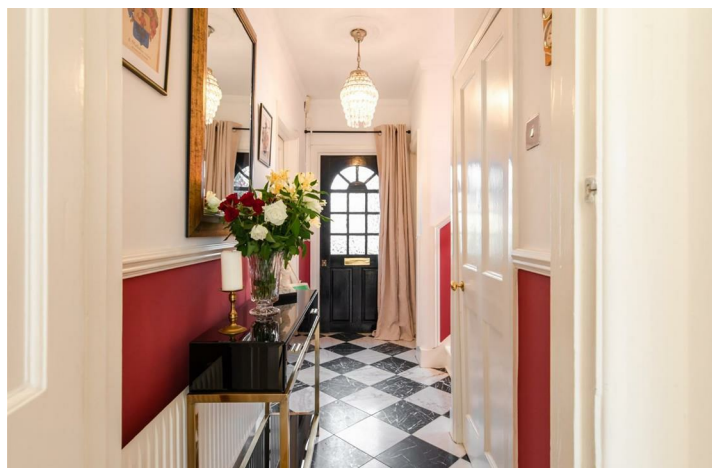
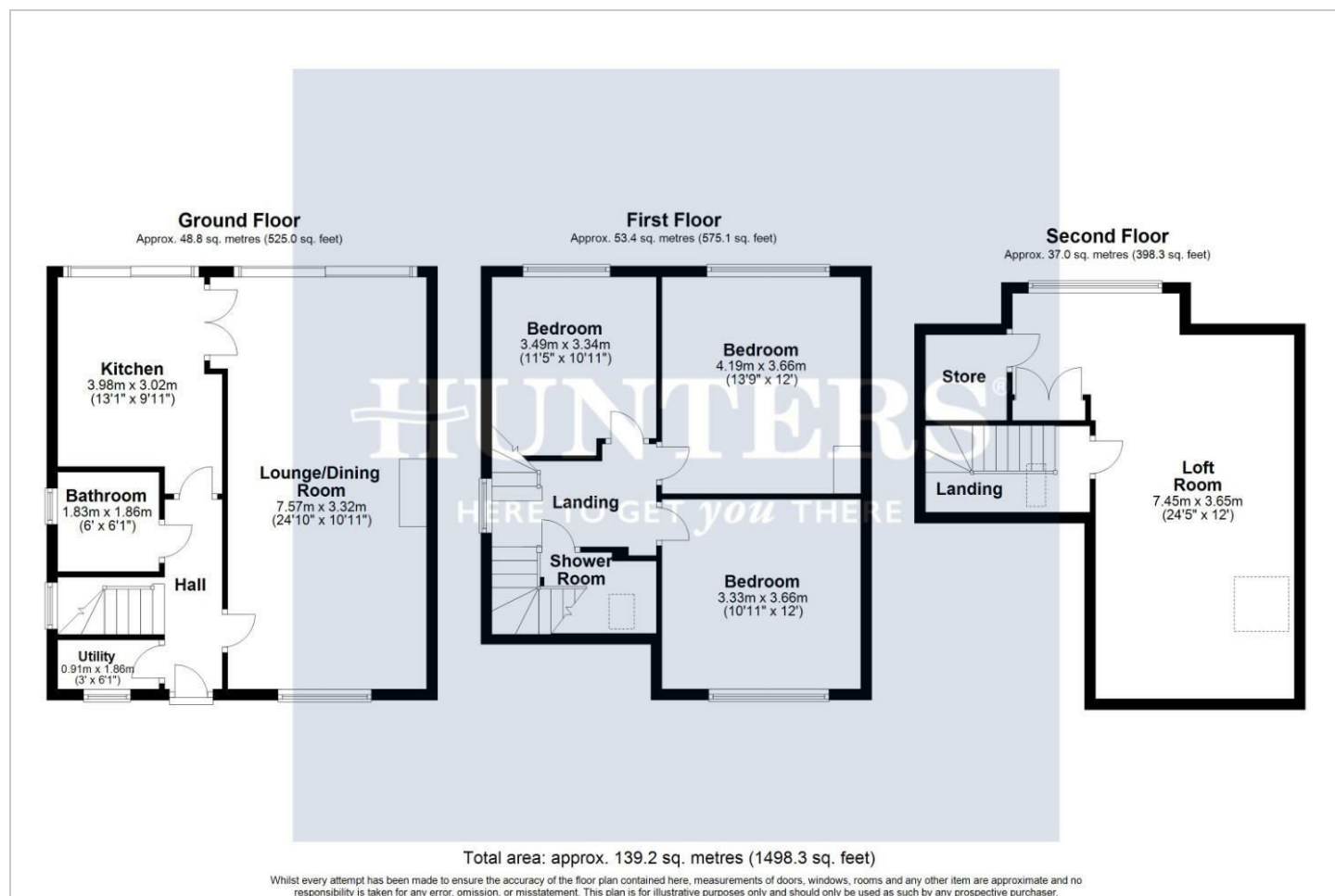
The staircase leading up to the first floor provides three generously sized double bedrooms, complimented by a part tiled family shower room complete with WC, wash hand basin and walk-in shower cubicle with rain-head.

The staircase continues up to the top floor which features another spacious bedroom complete with a dressing area and pleasant views out to the rear garden. This top floor bedroom is an impressive size and offers excellent potential for an additional en-suite in the future.

The rear garden is beautifully maintained with a patio area and side access, with lawn space and mature flowerbed borders containing a selection of mature plants, bushes and trees throughout.

The property is situated in this highly desirable location on Ravenhurst Road, within the centre of Harborne on the renowned Moor Pool estate, with its wonderful heritage, and in close proximity to the highly regarded High Street, offering a wide variety of amenities including high-end supermarket retailers such as Waitrose and Marks & Spencers, along with an excellent range of independent and award winning pubs and eateries. The immediate location also offers excellent access to Queen Elizabeth Medical Complex and Birmingham University, both of which are within a mile radius, and there are excellent transport links directly in to Birmingham City Centre. The area also boasts a wide range of outstanding schools for children of all ages in both the private and state sector - including Harborne Primary School and Chad Vale alongside the Blue Coat School.

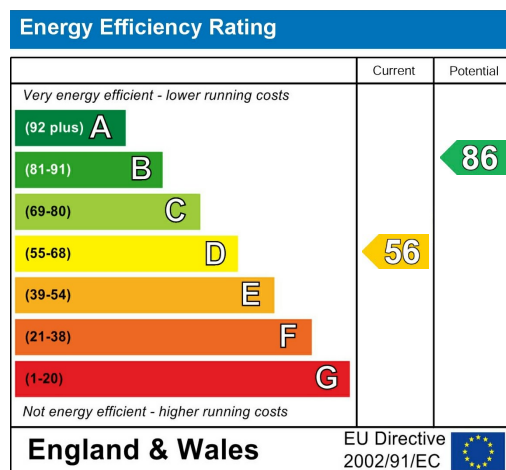
Floorplan







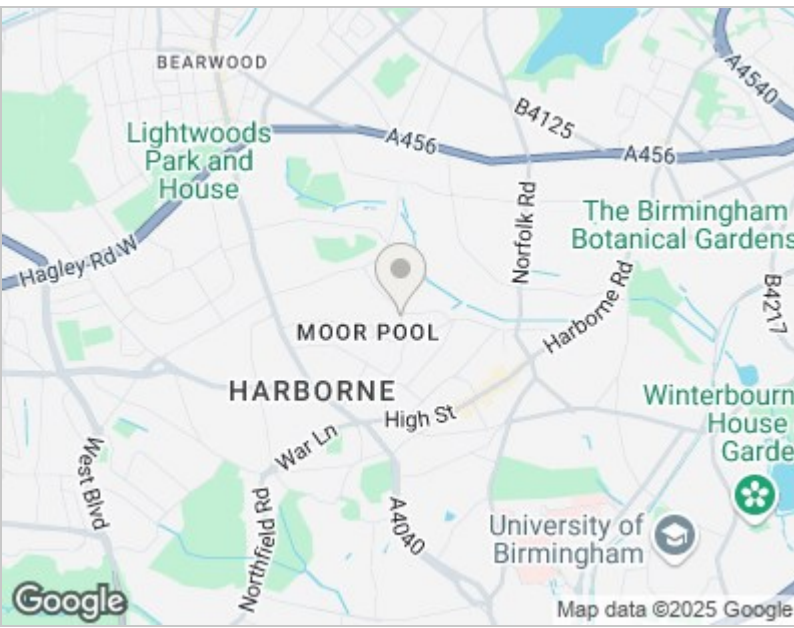
Energy Efficiency Graph



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.

Road Map



Hybrid Map





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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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