



Ratcliffe Avenue  
BIRMINGHAM

burchell  
edwards



## Property Description

Welcome to this exceptional four-bedroom mid-terrace townhouse, a perfect blend of space, style, and convenience, ideally suited for family living. Spanning three well-designed floors, this immaculate property offers a modern and comfortable lifestyle in a sought-after location.

As you step inside, you'll be greeted by a bright and airy ambiance, with each room meticulously maintained to the highest standards. The spacious layout includes a modern kitchen, a comfortable living area, and four generously sized bedrooms, providing ample space for relaxation and privacy.

One of the standout features of this property is the gated parking space at the rear, offering secure parking for two cars. The townhouse is perfectly positioned to take advantage of local amenities, schools, and transport links, making it an ideal choice for families looking for a home that ticks all the boxes. Don't miss the opportunity to make this stunning property your own!

## Entrance Hall

downstairs w/c, wash hand basin, backsplash, tiled and double glazed window

## Lounge

Double glazed window to front, 2 radiators, electric fire and fireplace

## Kitchen

Kitchen comprising of a range of wall and base units sink and drainer over with gas stove. Integrated fridge freezer white goods and storage under stairs. Double glazed window to front and back

## Landing

radiator and the bottom of the stairs, airing and cupboard double glazed window.

## Bedroom One

Double glazed window to rear and radiator

## Bedroom Two

double glazed window to front

## Bedroom Three

two double glazed windows to front, built in storage and two radiators

## En Suite

Shower, w/c wash hand basin, backsplash and radiator

## Bedroom Four

Double Glazed window to rear and radiator.

## Bathroom

Bath, w/c, wash hand basin, tiled with double glazed window to rear.

## Front Garden

fenced with small green space

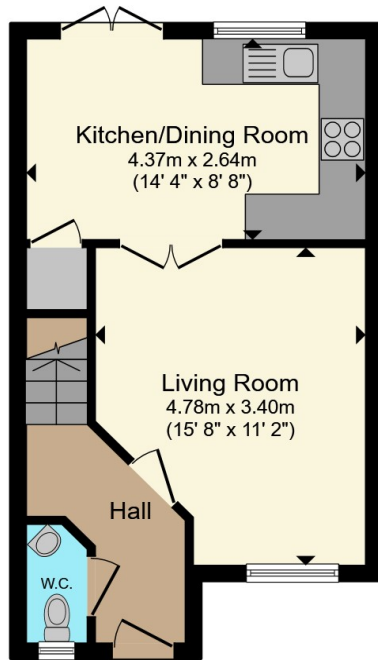
## Rear Garden

Patio with back access, green space, parking behind garden and shed.

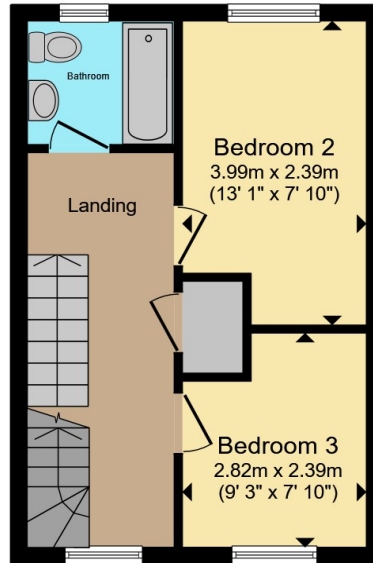




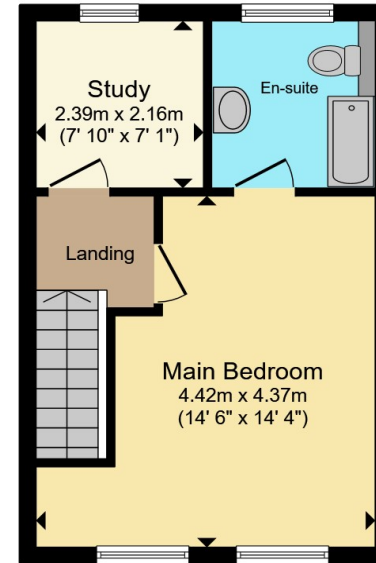




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 92.8 m<sup>2</sup> (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
SOLIHULL B90 3AU

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHI209034](http://burchelledwards.co.uk/Property/SHI209034)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHI209034 - 0003