



Ravenhurst Road, Harborne B17 9 HR



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Property Description

Positioned on the highly desirable Ravenhurst Road, this exceptional four-bedroom end terrace home has been extended and thoughtfully renovated throughout to an excellent standard, creating a modern and versatile living space perfectly suited to contemporary lifestyles.

The ground floor opens into a welcoming entrance, leading through to a front reception room which can be utilised as a cosy lounge or additional living space. A dedicated office provides an ideal work-from-home environment, adding valuable flexibility to the layout. To the rear, the property boasts a stunning open-plan kitchen and dining area, flooded with natural light and designed to be the true heart of the home - perfect for both everyday living and entertaining. A separate utility room and convenient downstairs WC complete the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms, each finished in keeping with the home's modern style, alongside a well-appointed family bathroom.

Externally, the home benefits from its end terrace position, offering additional privacy and a pleasant outdoor setting to enjoy.

Finished to a beautiful specification throughout and located within one of Harborne's most sought-after roads, this is a fantastic opportunity to acquire a turn-key home in a prime setting.

Area

Situated within a prime Harborne setting, Ravenhurst Road enjoys a highly sought-after position on the cusp of the Moor Pool Estate, offering a superb balance of tranquillity and convenience. This well-regarded residential road connects Wentworth Road and Gillhurst Road, placing it within easy walking distance of Harborne High Street and its excellent selection of independent cafés, restaurants and everyday amenities, including Marks & Spencer Foodhall and Waitrose.

The location is particularly well suited to professionals, with the Queen Elizabeth Hospital Birmingham, the University of Birmingham and the wider Medical Quarter all within easy reach. Birmingham city centre is readily accessible via strong road and transport links, including the A456 with connections to the M5, as well as nearby train services.

Families are well catered for with a range of highly regarded schooling options nearby, including Harborne Primary School, alongside a selection of respected independent and secondary schools across Edgbaston.

Leisure and recreation are equally well provided for, with local facilities including Harborne Pool & Fitness Centre, Harborne Golf Club and the Edgbaston Priory Club, while green spaces such as Queen's Park and the Harborne Walkway are within easy reach, alongside the Birmingham Botanical Gardens and Martineau Gardens a short journey away.

Hallway

LVT flooring, two ceiling spot lights, under stairs storage, double glazed window to front elevation, radiator, stairs to first floor and doors to:

Living Room

Carpeted, ceiling light point, radiator, power points, electric fire stove and double glazed window to front elevation.

Office

Carpeted, radiator, ceiling spot lights, window to open plan living area, and power points.

Kitchen Diner

LTV flooring, resin laminate worktop, wall and base units with integrated appliances; including 'Hisense' double oven and 'Hoover' induction hob, wine cooler, square basin with mixer tap above, power points, ceiling spot lights, radiator, three sky lights, bi fold doors opening to rear garden and door to:

Utility

LVT flooring continued, power points, ceiling spot lights and space and plumbing for appliances.

Landing

Carpeted, double glazed window to side elevation, two ceiling light points, loft access for access to loft and doors to:

Bedroom One

Carpeted, double glazed window to rear elevation, traditional feature fireplace, radiator, ceiling light point and power points.

Bedroom Two

Carpeted, double glazed window to front elevation, traditional feature fireplace, radiator, ceiling light point and power points.

Bedroom Three

Carpeted, double glazed window to rear elevation, traditional feature fireplace, radiator, ceiling light point and power points.

Bedroom Four

Carpeted, double glazed window to front elevation, radiator, ceiling light point and power points.

Bathroom

Wash hand basin within vanity unit, bath with waterfall shower head, handheld hose above and mixer taps, double glazed window to side elevation, low-level WC, heated wall mounted towel rail, ceiling spotlights and tiling to splashback areas.

Further Details

Tenure: Freehold

Council Tax Band: D

EPC: TBC

Utility supply, rights and restrictions:

Utility supply

Broadband: FTTP
Electricity supply: Mains supply
Sewerage: Mains supply
Water supply: Mains supply

Other information
Construction materials: Brick
Roof material: Tile

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.

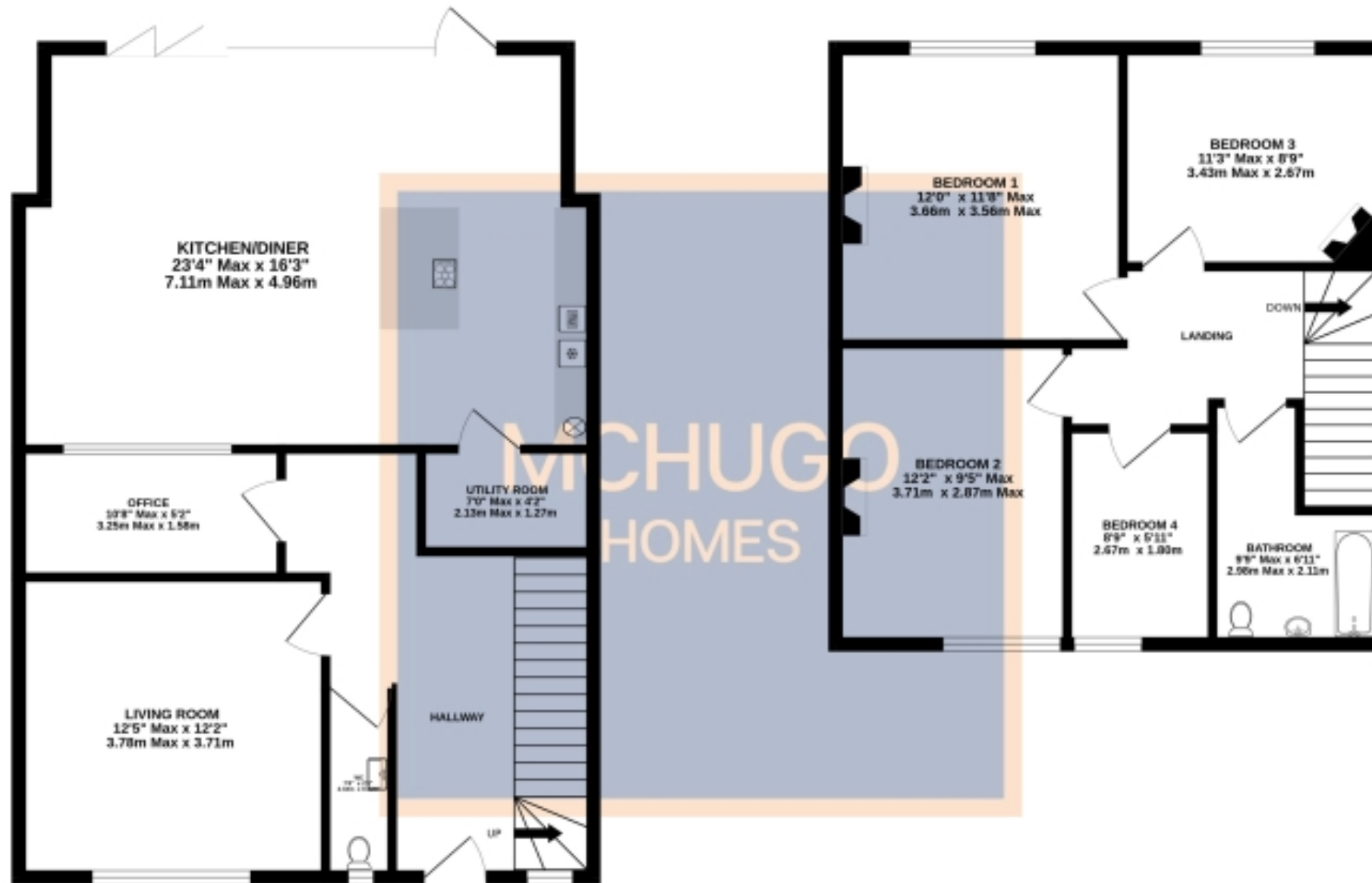






GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Fully renovated
- Four bedrooms
- End terrace
- Open-plan kitchen
- Utility room
- Home office
- Downstairs WC
- Modern finish throughout
- No upward chain
- Rear garden

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