

# ENGLANDS



3/75 Ravenhurst Road

Harborne, Birmingham, B17 9SR

£195,000





## PROPERTY DESCRIPTION

Delightful first floor apartment set in purpose-built low-rise development in an excellent location. The property benefits from a lovely outlook over the attractive communal grounds and briefly comprises spacious lounge/dining room, stylish bathroom, recently re-fitted kitchen, two bedrooms and gas central heating. There is a garage in a separate block.

Ravenhurst Road is very conveniently located close to Harborne High Street, with its excellent selection of shops, bars and restaurants. Harborne Pool and Fitness Centre is within easy reach. The Queen Elizabeth Hospital and University of Birmingham are also close by.

Viewing is highly recommended in order to fully appreciate the location and accommodation.



Tel: 01214271974



The development is set well back from the road by lawns and evergreen trees. Entrance door leads into communal hallway, with stairs rising to the upper floors.

#### HALLWAY

Having ceiling light point, security door entry phone and useful storage cupboard.

#### KITCHEN

3.2m max into doorway x 2.4m max (10'5" max into doorway x 7'10" max)  
Having been recently re-fitted and comprising a range of matching wall and base units, wood-style work surfaces, 1 1/2 bowl stainless steel sink drainer with mixer tap over, double glazed window overlooking the communal gardens, integrated Bosch slimline dishwasher, cupboard housing the wall-mounted Worcester gas boiler, plumbing for washing machine, cooker point, extractor fan, fuse box and further appliance space. Part complementary tiling to walls, tile effect flooring and ceiling light point.

#### LIVING/DINING ROOM

4.87m max x 3.61m max (15'11" max x 11'10" max)  
Light and spacious room with two double glazed windows overlooking the gardens, coving to ceiling, two ceiling light points and two radiators.

#### BEDROOM ONE

3.92m max into doorway x 3.76m max (12'10" max into doorway x 12'4" max)  
Having UPVC double glazed window to the front elevation, radiator and ceiling light point.

#### BEDROOM TWO

2.6m max x 2.51m max (8'6" max x 8'2" max)  
Having double glazed window overlooking the front elevation, radiator and ceiling light point.

#### BATHROOM

2.63m max x 1.67m max (8'7" max x 5'5" max)  
Having "P" shaped bath with two wall-mounted showerheads, side screen, ceiling light point, wash handbasin with mixer tap over set into storage unit, wall mounted mirrored cabinet, low flush WC, part complementary tiling to walls, double glazed window with obscured glass, radiator and tile effect flooring.

#### OUTSIDE

Garage in separate block.  
Attractive and well-maintained communal gardens comprising lawn, established trees and evergreens.

#### ADDITIONAL INFORMATION

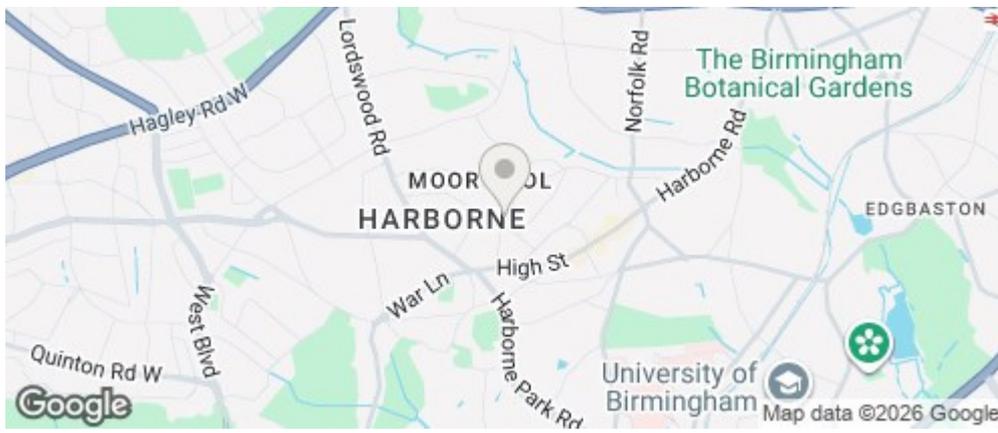
Tenure: We have been advised the property is leasehold with 999 years remaining with a peppercorn ground rent.  
There is a service charge of £250.00 per calendar month.  
Council Tax Band: B



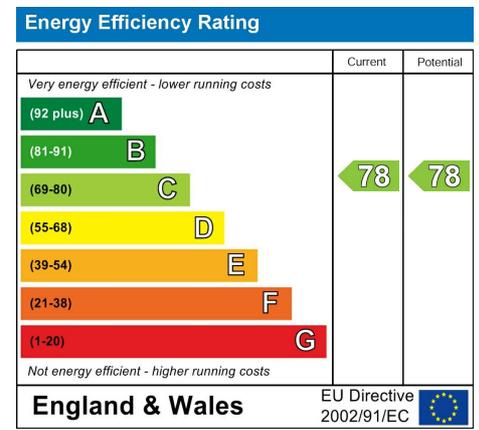
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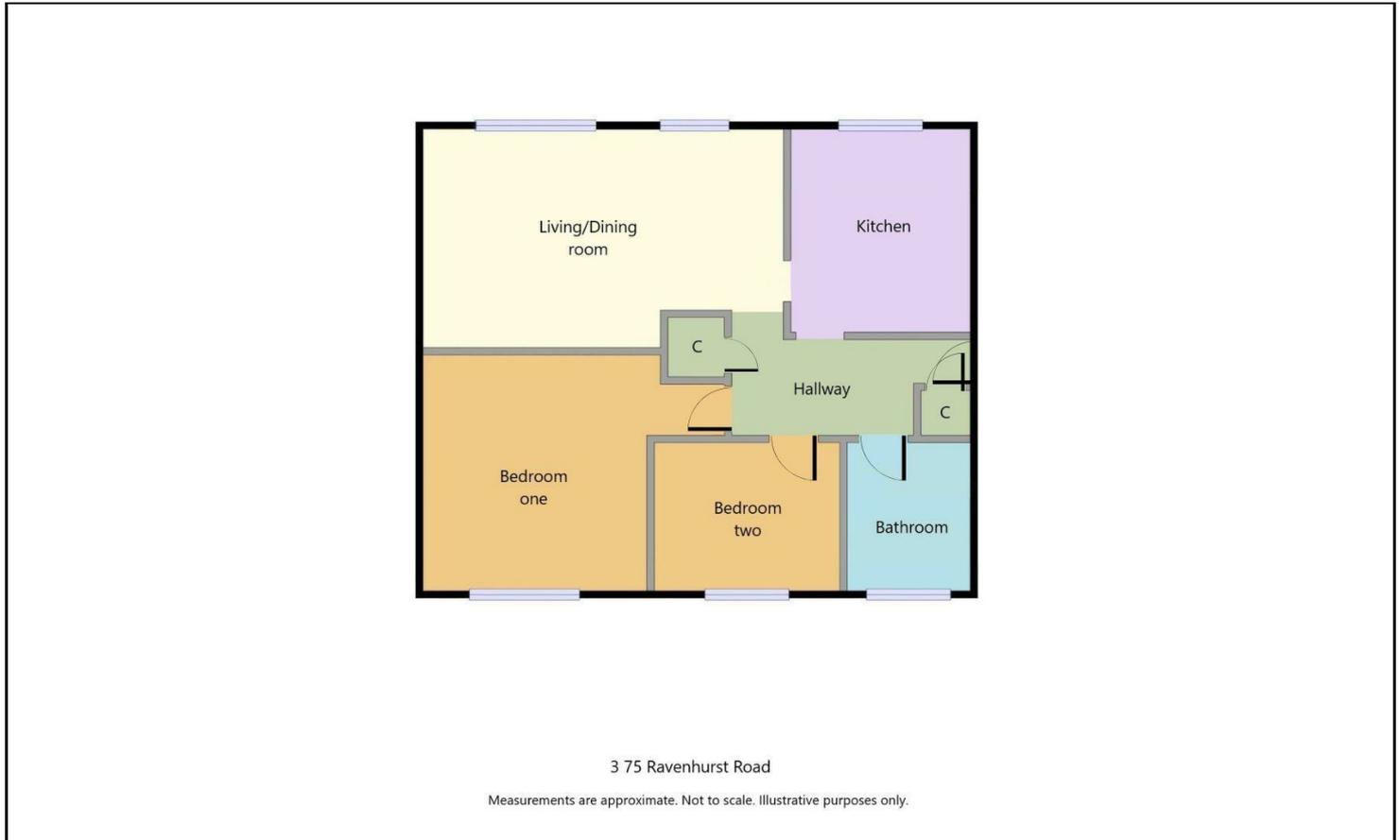
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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