

## For Sale

offers in the region of **£530,000** Freehold



### Ravenshaw Road Birmingham B16 0TE

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- Energy Rating: D
- FOUR BEDROOMS
- DETACHED
- DRIVEWAY
- FANTASTIC LOCATION

# Property Details

## Approach

Gated driveway.

## First Floor

### Porch

### Entrance Hall

Spacious entrance hall having stairs rising to first floor and access unto;

### Lounge

Having a double-glazed bay window to the front aspect, wood style laminate flooring, ceiling light point, feature fireplace with gas fire, and radiator.

### Family Room

Having a double-glazed door leading out to the rear garden, carpeted floor, feature fire place and gas fire, ceiling light point, and radiator.

### Dining Room

Having a double-glazed window to the rear aspect, double-glazed door to side aspect, wood style laminate flooring, feature fireplace, ceiling light point, and radiator.

### Kitchen/Breakfast Room

Fitted kitchen having a range of wall and base units, sink with drainer and mixer tap, double-glazed windows to rear and side aspects, spotlights, tiled flooring, part tiled walls, cooker hood, and radiator.

### Utility Room

Having a door leading to the rear garden, plumbing for washing machine, sink, tiled flooring, and ceiling light point.

### W.C

Hand wash basin, W.C, and ceiling light point.

### Garage

## First Floor

### Bedroom One

Having a double-glazed window to the front aspect, feature fireplace, carpeted floor, ceiling light points, radiator, access unto;

### Grooming Room

Having a double-glazed window to the front aspect, fitted wardrobes, ceiling light point, and access unto;

### En-Suite

Having an obscured double-glazed window to rear aspect, corner bath with overhead shower, hand wash basin, W.C, tiled walls, ceiling light point, and radiator.

### Bedroom Three

Having a double-glazed window to the rear aspect, feature fireplace, built-in wardrobes, carpeted flooring, ceiling light point, and radiator.

### Bedroom Two

Having a double-glazed bay window to the rear aspect, laminate flooring, ceiling light point, built-in wardrobe, and radiator.

### Bedroom Four

Having a double-glazed windows to the front aspect, carpeted floor, ceiling light point, and radiator.

### Bathroom

Having an obscured double-glazed window to the side aspect, bath with overhead shower, hand wash basin, W.C, ceiling light point, and radiator.

### Agents Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





To view this property please contact Connells on

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 SMETHWICK B66 4AP

Property Ref: BEA311966 - 0006

Tenure: Freehold EPC Rating: D

Council Tax Band: E

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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.

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