



157 Ravenhurst Road, Birmingham, B17 9HR

**Asking Price £665,000**

Hadleigh Estate Agents are delighted to present this beautifully updated four bedroom home located on the ever popular Ravenhurst Road, Harborne. The property further benefits from being sold with no upward chain.

This fantastic home is set back from the road approached via a well maintained fore garden briefly comprises of; Living room, open plan kitchen diner, study, utility room, garden, downstairs W.C, four bedrooms and main family bathroom.

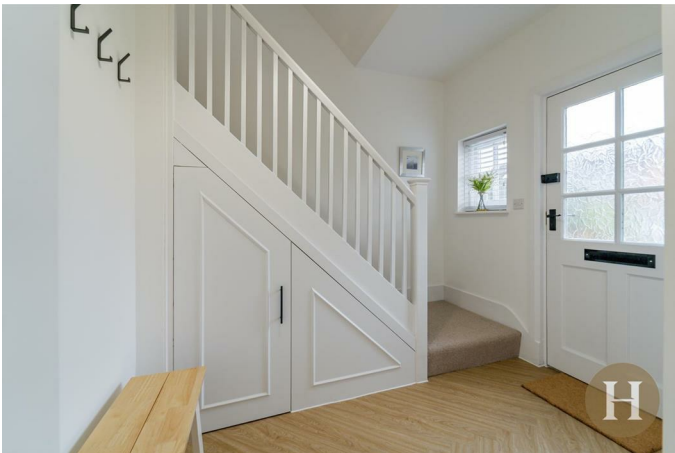
The property has been fully renovated to a high standard throughout providing a modern spacious living accommodation.

## Location



Ravenhurst Road is situated on the sought after Moor Pool Estate which is located close to Harborne Village with an outstanding High Street with a range of excellent shopping, cafés and restaurants, and Birmingham City Centre, the Queen Elizabeth Medical Complex and Birmingham University are readily accessible. There are also excellent schools for children of all ages.

## Entrance Hall



Herringbone wood flooring, ceiling light pendant, under stair storage, double glazed window to front elevation and doors leading to; Downstairs W.C, living room, study and open plan kitchen diner.

## Downstairs W.C



Herringbone wood flooring, double glazed window to front elevation, ceiling spotlight points, heated towel rail, low flush W.C and hand wash basin with storage underneath.

## Living Room



Carpeted flooring, ceiling light pendant, double glazed window to front elevation and radiator.

## Study



Carpeted flooring, ceiling light pendant, radiator and aluminium glass window with view to kitchen diner.

## Kitchen Diner

Herringbone wood flooring, ceiling spotlight points,

radiators, aluminium bifold glass door to rear elevation, three skylights, kitchen island with seating and integrated electric hob and integrated appliances.

### Utility room

Herringbone wood flooring, ceiling spotlight points and radiator.

### Garden



South facing, decking, maintained lawn, side access to front elevation, fences and hedges to boundaries.

### First Floor Landing

Carpeted flooring, double glazed window to side elevation, ceiling light pendant and doors leading to; Bedroom One, bedroom two, bedroom three, bedroom four and family bathroom.

### Family Bathroom



Tiled flooring, two double glazed window to side elevation, part tiled walls, heated towel rail, sink unit with underneath storage, bath with shower over and low flush W.C

### Bedroom Three



Carpeted flooring, radiator, ceiling light pendant, feature fireplace and double glazed window to rear elevation.

### Master Bedroom



Carpeted flooring, radiator, ceiling light pendant, feature fireplace and double glazed window to rear elevation.

### Bedroom Four



Carpeted flooring, double glazed window to front elevation, radiator and ceiling light pendant.

## Bedroom Two



Carpeted flooring, double glazed window to front elevation, radiator, feature fireplace and ceiling light pendant.

### General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - E

Council Tax Band - D

# Floor Plan

Approx Gross Internal Area  
117 sq m / 1257 sq ft



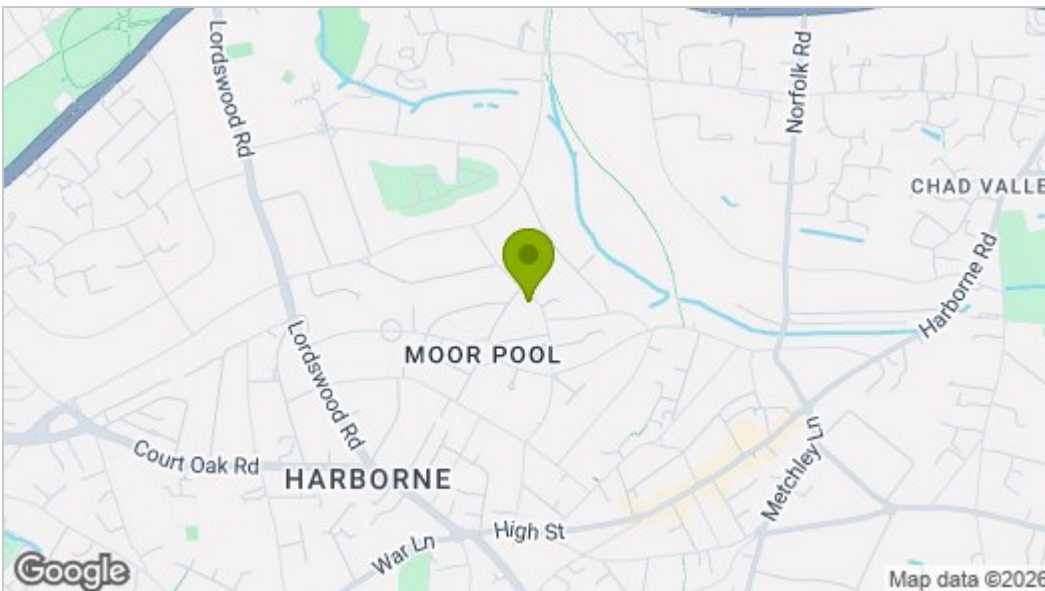
Ground Floor  
Approx 67 sq m / 725 sq ft

First Floor  
Approx 49 sq m / 531 sq ft

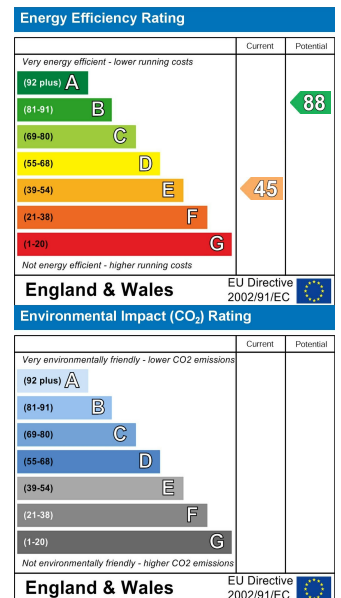
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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