



114 Ravenhurst Road, Birmingham, B17 9HP

**Asking Price £270,000**

Hadleigh Estate Agents are delighted to offer this unique three bedroom duplex for sale. Being a Grade 2 listed maisonette situated in the heart of the Moor Pool Estate.

The property enjoys views to the front of the Moor Pool itself and comprises of spacious lounge, fitted kitchen, modern bathroom, three good sized bedrooms and private rear garden.



### Location

RAVENHURST ROAD is in close proximity to Harborne High Street which is readily accessible with its excellent shopping, restaurants and cafe's including Marks & Spencer Food Hall and Waitrose, whilst there is also easy access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Medical Complex.

Public transport is also nearby with a range of buses travelling into the City Centre. The surrounding area offers excellent state and independent schools for boys and girls of all ages, including Harborne Junior and Infants School and The Blue Coat School. Recreational amenities include Edgbaston and Harborne Golf Clubs, Edgbaston Priory Lawn Tennis and Squash Club, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Garden and Archery Club.

### On The First Floor

The property is set back behind a gated two-section front garden and approached via steps.

### Reception Hall

Laminate flooring, ceiling light point, central heating radiator and part glazed front door.

### Part Tiled Bathroom



Modern white suite of paneled bath with on line shower over with drench head and body spray, glazed shield, wash hand basin, low level WC, space saver heated chrome towel rail and window to front.

### Living Room



Central heating radiator, power points, ceiling light point, staircase to the second floor and multi-paned window to front.

### Fitted Kitchen



Fitted kitchen with a range of base and wall units, contrasting worktop, stainless steel sink unit, single door oven, for ring gas hob with extractor hood, central heating radiator, ceiling light point, understairs double door cloaks cupboard and multi-paned window to front.

### Bedroom One



Central heating radiator, power points, ceiling light point and window to rear.

### Bedroom Two



Central heating radiator, power points, ceiling light point and window to rear.

### On The Second Floor

A further staircase leads to the second floor landing with a cupboard housing the gas boiler.

### Bedroom Three



Built-in wardrobes, central heating radiator, power points, ceiling light point, exposed timber beams and dual aspect windows to front to rear.

### Rear Garden



The property benefits from its own private enclosed rear garden which comprises lawn and mature hedging.

### General Information

We have been advised that the property has approx. 108 years remaining.

The annual ground rent is approx £175.,

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 - Leasehold

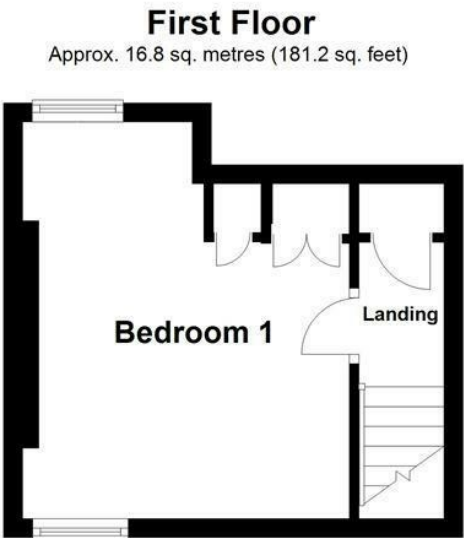
Lease Length - 108 Years

Ground Rent - Approx £175.00 PA

EPC – D

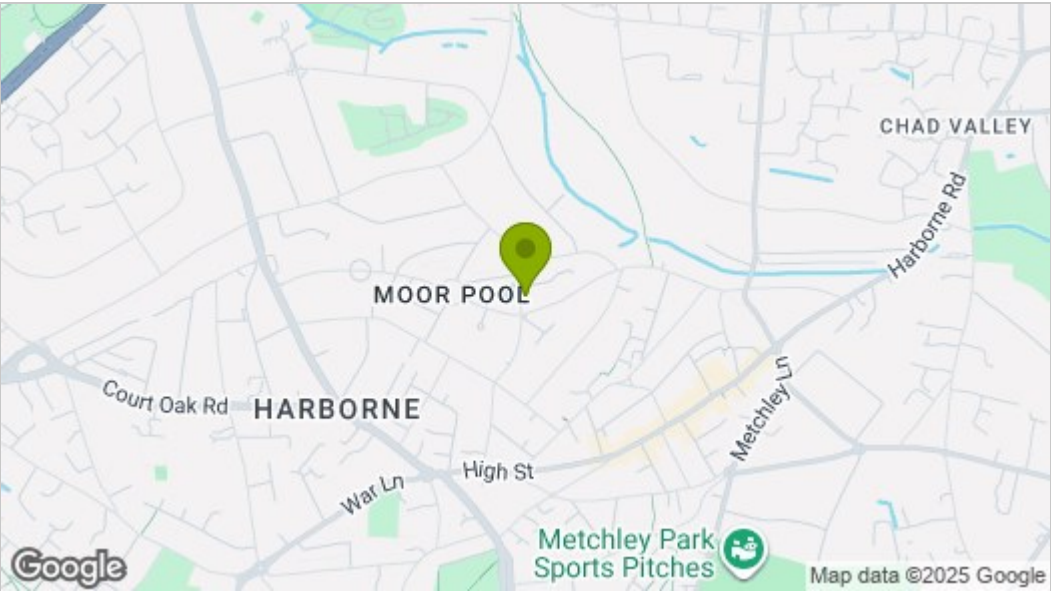
Council Tax Band – B

Floor Plan

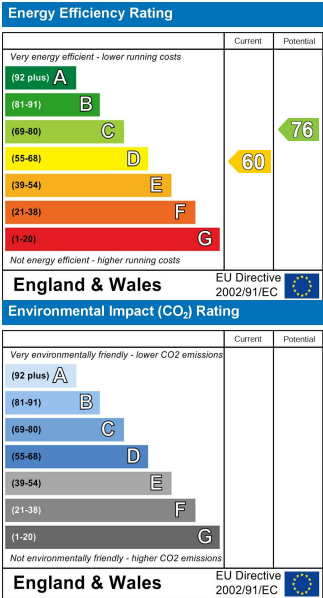


Total area: approx. 70.0 sq. metres (753.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.