



2 Tudor Terrace Ravenhurst Road, Birmingham, B17 9SB

**Asking Price £265,000**

Hadleigh Estate Agents are delighted to offer this two bedroom terraced property for sale. Offered with no upward chain the property is located within Tudor Terrace, situated just off Ravenhurst Road.

The property comprises of fore garden, lounge and kitchen diner. Beneficial utility area and downstairs bathroom. The first floor offers two double bedrooms.

## Location



Tudor Terrace is conveniently located within walking distance of Harborne High Street. Offering an array of bars, restaurants and supermarkets, including Marks and Spencers Foodhall and Waitrose. Local leisure facilities include Harborne Leisure Centre, Harborne Golf Club and Edgbaston Priory, along with excellent transport links on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. There are a number of independent and state schools within proximity.

## Entrance Porch

UPVC porch door and windows, with solid wood internal door.

## Lounge



Feature fireplace, double glazed bay window to front elevation, central heating radiator, ceiling light point and carpeted flooring.

## Kitchen Diner



Spacious kitchen diner benefitting from a range of base and wall units. Stainless steel sink and drainer unit, cooker with extractor over and ceiling light points. Double glazed window to the rear elevation, tiled flooring and central heating radiator. Further benefitting from understairs storage room, ideal for housing fridge freezer.

## Utility

Beneficial utility area with plumbing for washing machine, housing boiler and opaque glazed UPVC rear door.

## Bathroom



Low level flush WC, hand wash basin and fitted bath with shower over. Tiled flooring, obscure glazed window to rear elevation, towel radiator and ceiling light point.

## Master Bedroom



Feature fireplace set on bricked chimney breast, double glazed window to the front elevation and central heating radiator. Ceiling light point, carpeted flooring and internal wardrobe.

## Bedroom Two



Feature fireplace set on bricked chimney breast, double glazed window to the rear elevation and central heating radiator. Ceiling light point and carpeted flooring.

## 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 - C

Council Tax Band - C

# Floor Plan

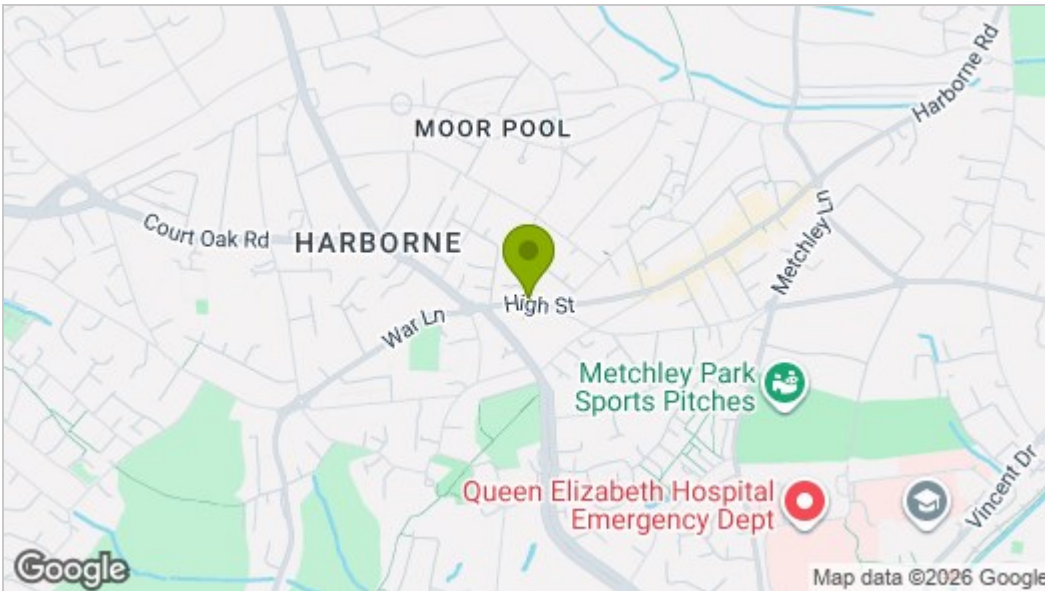
Approx Gross Internal Area  
64 sq m / 688 sq ft



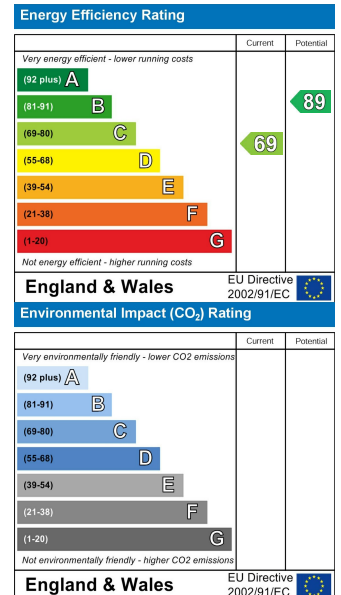
Denotes head height below 1.5m

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.