

Ravenhurst Road
Harborne
Birmingham





The property is located on this popular residential road within walking distance of Harborne High Street with amenities including Waitrose, Marks and Spencer, Lordswood Gym and a variety of highly recommended shops, bars and restaurants.

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors with Harborne Primary School a stone's throw away.

Recreational amenities of particular note include Edgbaston and Harborne Golf Clubs, Edgbaston Priory Lawn Tennis and Squash Club, a Sailing Club at Edgbaston Reservoir, the Warwickshire County Cricket Ground, Edgbaston Botanical Gardens and Archery Club.



Central Birmingham 4 miles, M5 (J3) 4.4 miles, Birmingham Airport/NEC 13 miles (all distances are approximate)



Ravenhurst Road

A handsome period property dating to approximately 1910 with character features throughout and a fabulous family room extension.

Approached directly from Ravenhurst Road and sat behind a red brick wall, the block paved courtyard style parking provides ample space to park three vehicles off road.

The front door sits under a tiled canopy roof and opens to a light, bright reception hallway. From here doors radiate off to the principal reception rooms. There is also a useful guest cloak room/ WC and a door straight through to the rear garden, at the opposite end of the hallway.

The drawing room sits at the front of the house with a lovely large, walk in bay window providing ample natural light. The feature open fireplace with dark surround and matching hearth is a lovely focal point.

The dining room, also sits at the front of the house. This lovely room has a walk-in bay window and is perfect for more formal dining.

The kitchen/breakfast room is spacious and fitted with a comprehensive range of wall and floor mounted units with work surfaces and splash backs over. There is a separate utility room for the larger appliances.

The accommodation flows on to the superb family room with coach house style French doors to the front and two doors out to the rear garden. Two Velux roof lights provide further natural light making this space very inviting.

A study completes the ground floor accommodation.

Stairs rise from the reception hallway to the first-floor landing area where three of the five double bedrooms are located.

The principal bedroom has the benefit of an en suite shower room. The remaining bedrooms are serviced by the family bathroom.

A further flight of stairs rises to the second floor where the attic conversion provides two large bedrooms sitting at the front of the house. Both rooms have the benefit of large storage areas in the eaves, which would easily convert to en suite bath/shower rooms.





Gardens

Ravenhurst Road enjoys a lovely, mature and private garden. Well planted borders provide colour and interest and seating areas around the garden offer peace and tranquillity, perfect for enjoying the summertime sunshine.

Services

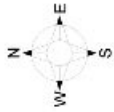
Mains water, electricity, gas and drainage.

Local Authority

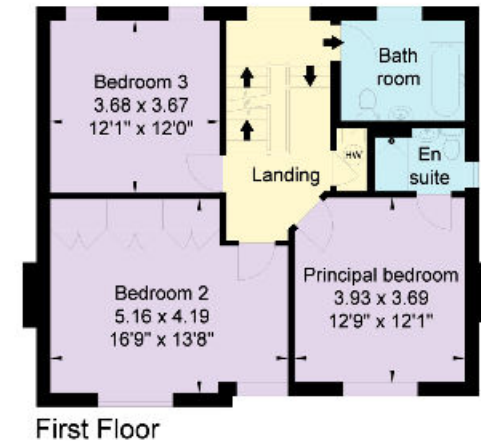
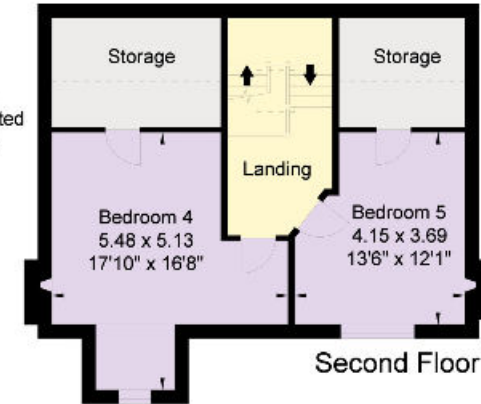
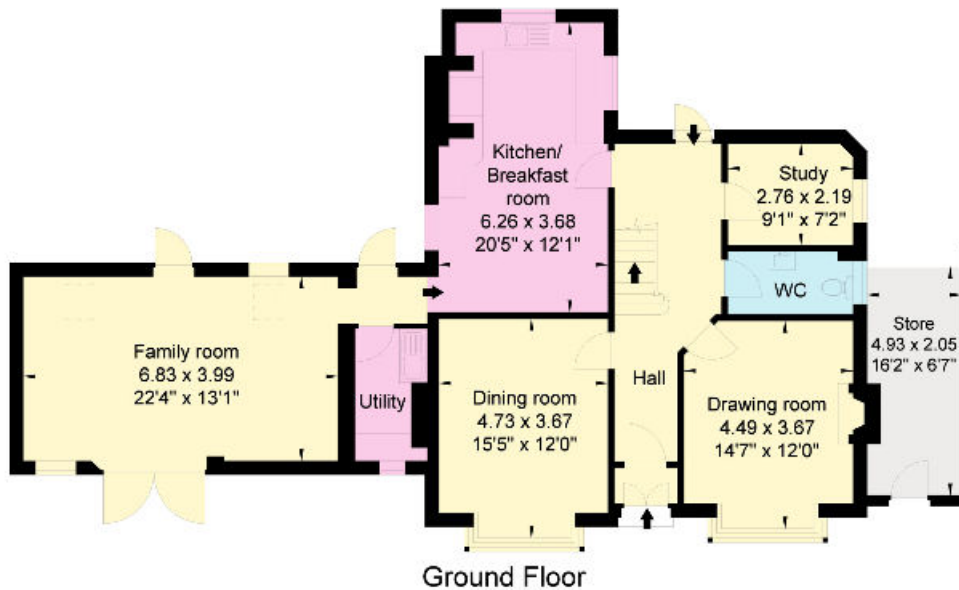
Birmingham City Council Telephone: 0121 303 6789

Council Tax Band: G





APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 242 sq m (2,606 sq ft)
Store: 10 sq m (109 sq ft)
Total: 252 sq m (2,715 sq ft)



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I would be delighted to tell you more.

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Particulars dated [June 2021]. Photographs and videos dated [June 2021].

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