



## Ravenhurst Road, Harborne, Birmingham, B17 9HS

- Beautiful Semi-Detached Family Home in Prestigious Location
- In Need of Modernisation but Fantastic Potential for Extension and Re-development Subject to Relevant PP
- Garage and Driveway
- No Upward Chain
- Three Bedrooms and a Wonderful Large Rear Garden with Excellent Views
- Fantastic Local School Catchment
- Excellent Access Links to QE Hospital and Birmingham University
- EPC Rating - D

**Offers In The Region Of £695,000**





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## DESCRIPTION

A beautifully maintained semi-detached family home situated in one of the most highly regarded locations within central Harborne. This spacious three bedroom residence has retained a wealth of original features throughout and does require modernisation, but offers huge potential for redevelopment and further extension to increase the size of the accommodation on offer subject to relevant planning permissions. With garage and driveway and a large garden to the rear of the property.

The property is set back away from street level in a very prominent position, with decorative front garden and retaining wall, with a driveway providing off-street parking and leading to the property and garage entrance. A timber enclosed porch and entrance door lead into a welcoming hallway with original stained glass windows and oak panelling, with a staircase to the first floor with storage under. There are spacious traditional front and rear reception rooms, with a bay window to the front and original feature fireplace with gas fire, with the rear reception providing access to the rear garden. The kitchen provides base level units, space for kitchen appliances and houses the central heating boiler and leads out to the garage.

The upstairs accommodation provides three good sized bedrooms with a fully tiled bathroom including WC, sink unit and bath with separate shower attachment.

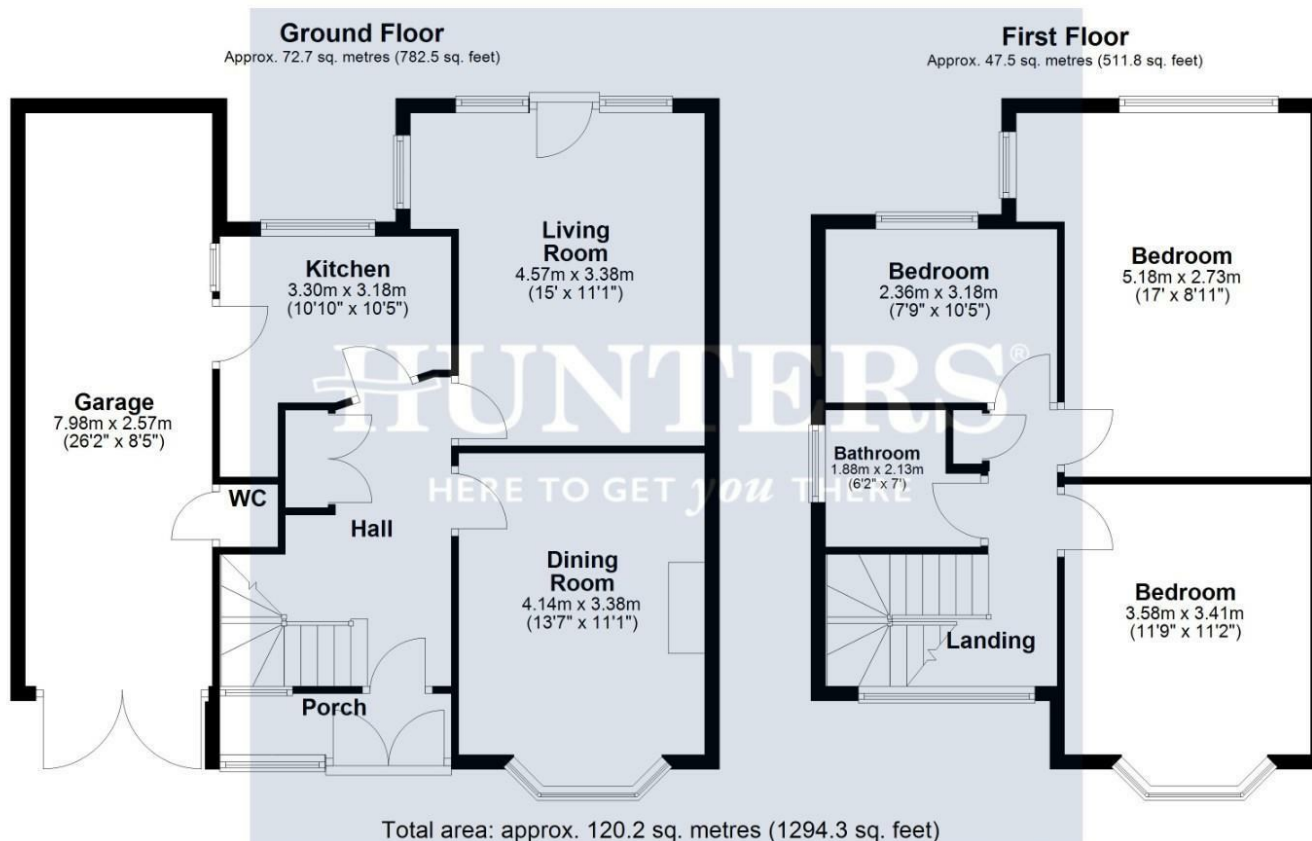
The garage provides access from the front to the rear of the property with double doors and offers excellent storage and an outside WC. A large tiered rear garden complements the property perfectly with patio area and steps leading to a large lawn space with a garden shed and a variety of plants and bushes throughout the mature borders. Towards the bottom of the garden are vegetable patches with a greenhouse and another shed. Offering fantastic views across Harborne and Edgbaston, it is a wonderful outdoor space perfect for families.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

**156 Ravenhurst Road, Harborne**

**Viewings**

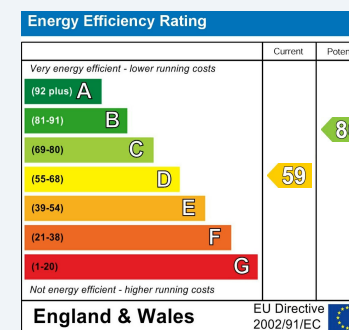
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.