



## Ravenhurst Road, Birmingham

- First Floor Grade II Listed Maisonette
- Sought-After Location in the Heart of the Moor-Pool Estate
- Modern Internal Accommodation Throughout
- No Upward Chain
- Two Double Bedrooms
- Front Fore-Garden
- Excellent Access Links to Harborne High Street and QE Medical Complex
- EPC Rating - D

**Offers In Excess Of £240,000**

**Tenure: Leasehold**

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HERE TO GET *you* THERE



# Ravenhurst Road, Birmingham

## DESCRIPTION

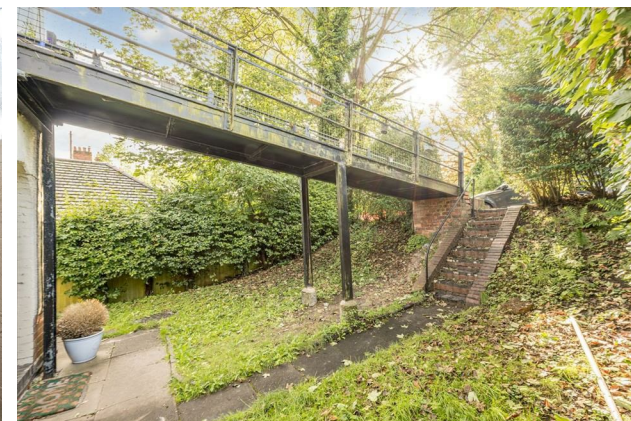
A superbly presented and unique grade II listed maisonette apartment situated in this highly desirable location within the heart of the Moor Pool Estate. This much improved first floor property provides two double bedrooms and a peaceful front garden. Being Sold with No Upward Chain.

The property is superbly appointed throughout with double glazing to the rear and gas central heating, set back well away from the road via its usable front fore-garden and overlooking the beautiful green landscape of the Moor Pool itself.

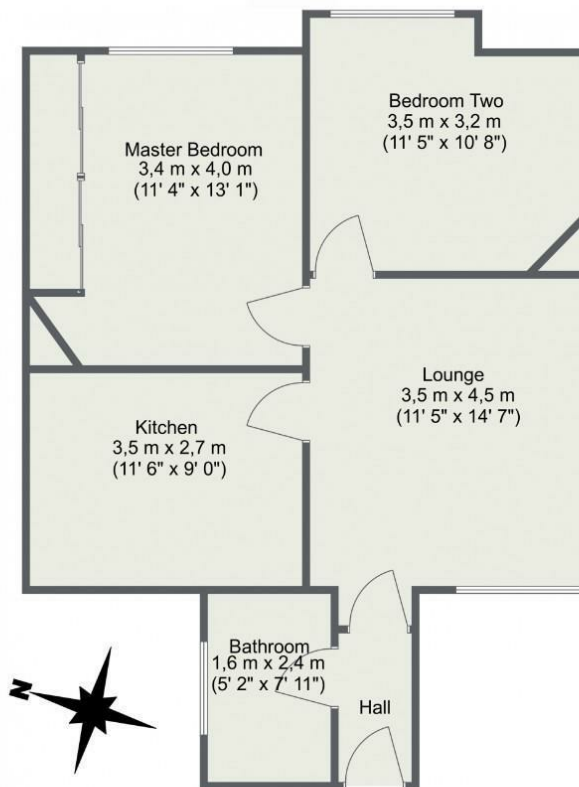
As you enter the hardwood entrance door a welcoming hallway provides access into fully tiled bathroom suite which includes WC, vanity sink unit and bath with shower. A spacious lounge provides dual aspect windows which offer plenty of natural light. A modern kitchen breakfast room provides space for a small table and chairs, with a well appointed kitchen which includes wall and base level units and complimentary work surfaces and matching up-stand, there is an integrated oven with electric hob and extractor fan with ample space for all other kitchen appliances.

Two double bedrooms complete the property accommodation, with the main bedroom providing a selection of built-in wardrobes.

Superbly located in the heart of the Moor Pool Estate with its wonderful heritage, the property is less than half a mile away from the centre of Harborne Village renowned for its boutique shops and high end supermarkets along with its award winning eateries and local pubs which provide a vibrant and bustling night life. Harborne Swimming Pool and Fitness Centre is situated in close proximity and this area remains highly sought after by medical staff and lecturers working within the Birmingham University's Edgbaston campus and Queen Elizabeth Hospital which are just over a mile away. This location is prime for a fantastic school catchment with Harborne Primary, Chad Vale and Blue Coat schools all in the vicinity respectively.



Ravenhurst Road



Total area approx: 59.3M2 / 639Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

harborne@hunters.com <https://www.hunters.com>



Council Tax: B

## 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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