

# ENGLANDS



Flat 2, 73 Ravenhurst Road

Harborne, Birmingham, B17 9SR

£172,500





## PROPERTY DESCRIPTION

A very well-located ground floor apartment, just walking distance to Harborne High Street. The property includes lounge/diner with sliding patio doors for direct access to attractive communal gardens, fitted kitchen, two bedrooms and bathroom. Gas central heating and double glazing throughout.

This low rise block is situated on Ravenhurst Road close to the junction with Wentworth Road, being very close to Harborne High Street with its excellent range of restaurants, bars and shops including both Marks and Spencer and Waitrose. The Queen Elizabeth Medical Centre is within easy reach, as is the University of Birmingham. Birmingham city centre is also close by and local motorway connections to the M5 and M6 are also readily accessible.

Property is set back from the road way by lawned fore garden with trees and shrubs. There is a garage with the property as well as some communal parking.

Communal entrance door leads into reception area and the property is on the ground floor.



Tel: 01214271974



## ENTRANCE DOOR

With spy hole into hallway, having security answer phone and storage cupboard, radiator, ceiling light point and wood-style laminate flooring.

## LOUNGE/DINER

4.85m max x 3.58m max (15'10" max x 11'8" max)

Having wood-style laminate flooring, two ceiling light points, radiator, UPVC double glazed sliding patio doors to the rear area and further double glazed UPVC window.

## KITCHEN

3.2m max x 2.41m max (10'5" max x 7'10" max)

Having UPVC double glazed window overlooking the communal garden area, wall mounted Worcester gas boiler, a range of matching wall and base units, wood-style worksurfaces, single bowl stainless steel sink drainer with mixer tap over, integrated gas hob with electric oven below and extractor above behind fascia, space for fridge freezer and ceiling light point.

## BEDROOM ONE

3.4m max x 3.73m max (11'1" max x 12'2" max)

Having UPVC double glazed window to front elevation, ceiling light point, fitted wardrobes with sliding mirror doors, radiator and wood-style laminate flooring.

## BEDROOM TWO

2.59m max x 2.49m max (8'5" max x 8'2" max)

Having UPVC double glazed window to the front elevation, ceiling light point, radiator and wood-style laminate flooring.

## BATHROOM

2.57m max x 1.65m max (8'5" max x 5'4" max)

Having laminate flooring, panelled bathtub with wall mounted electric shower over, obscured double glazed window, full complimentary tiling to walls, wash hand basin set into vanity storage unit, low flush WC, ceiling light point and radiator.

## OUTSIDE

There are delightful communal grounds to enjoy. There is a garage set in a separate block.

## ADDITIONAL INFORMATION

Tenure: We are advised that the lease runs until 17th September 2134, i.e. 109 years remaining.

The service charge is currently £3000 per year.

Council Tax Band: B.



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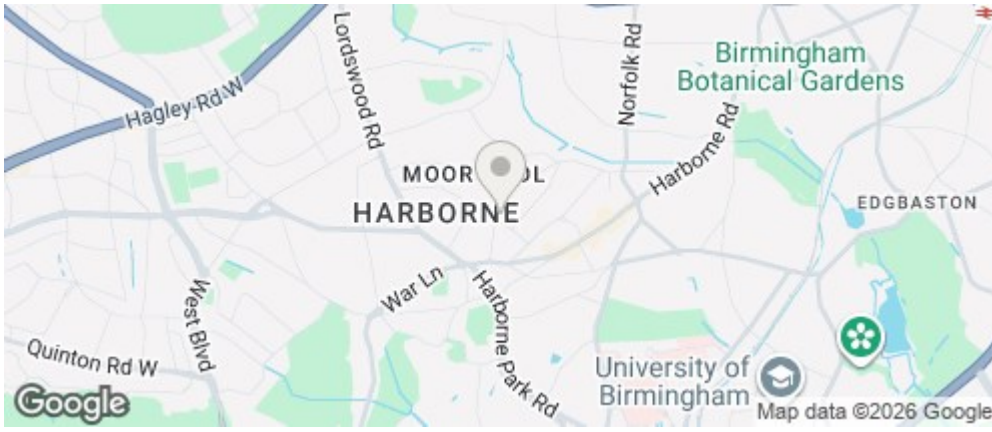




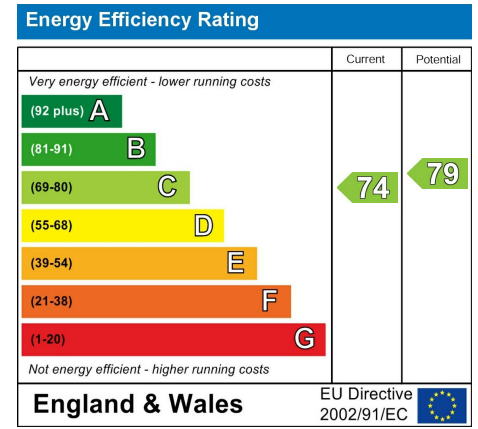
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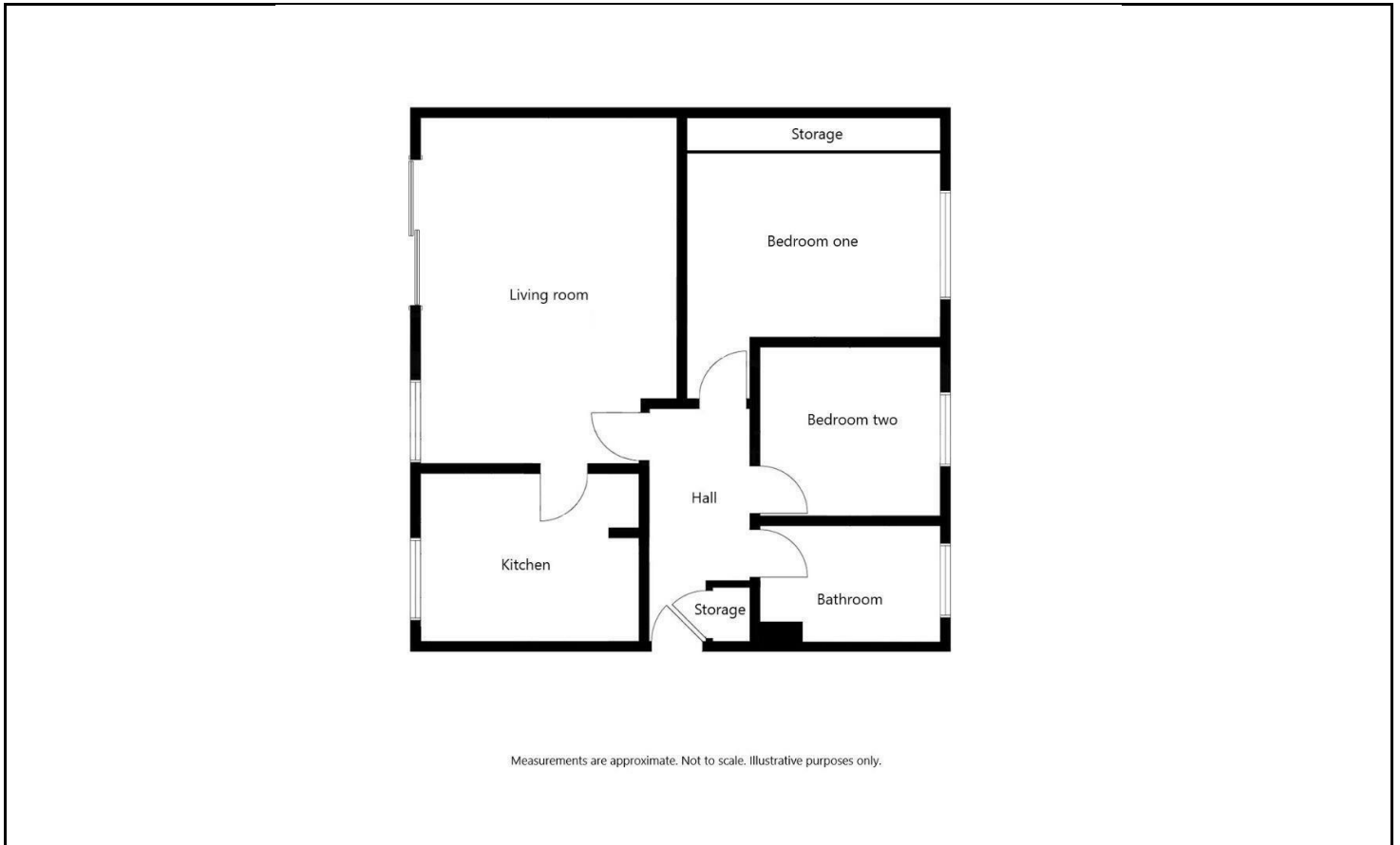
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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