

# ENGLANDS



73 Ravenhurst Road  
Harborne, Birmingham, B17 9SR

£197,500





## PROPERTY DESCRIPTION

A very well-located ground floor apartment having lounge/diner, kitchen, two bedrooms, bathroom, gas central heating, double glazing, garage and direct access to attractive communal gardens.

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.

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





## 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.

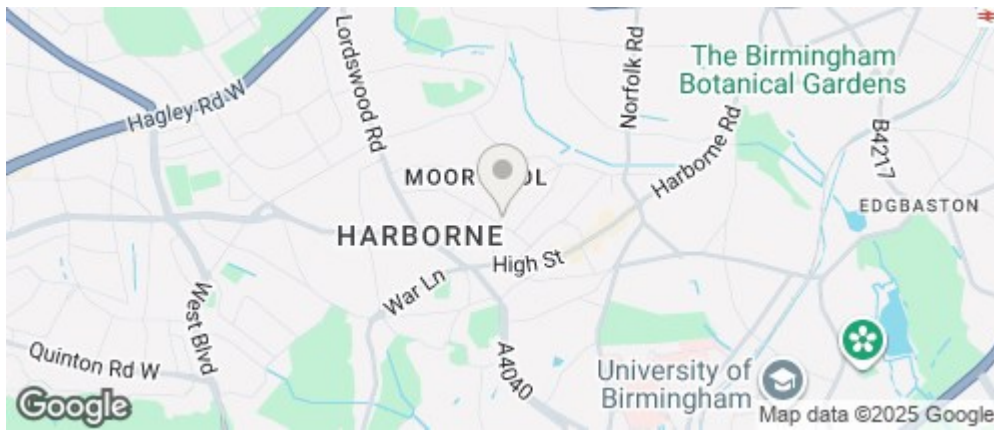
Council Tax Band: B.



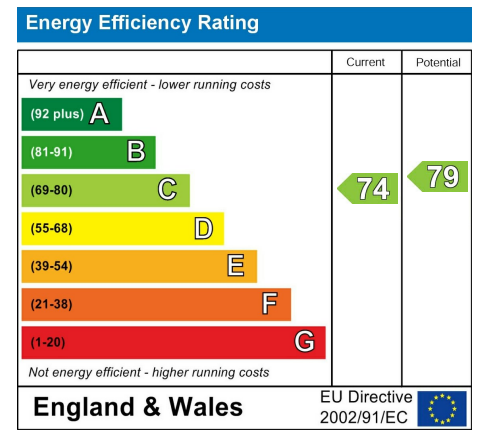
# ENGLANDS



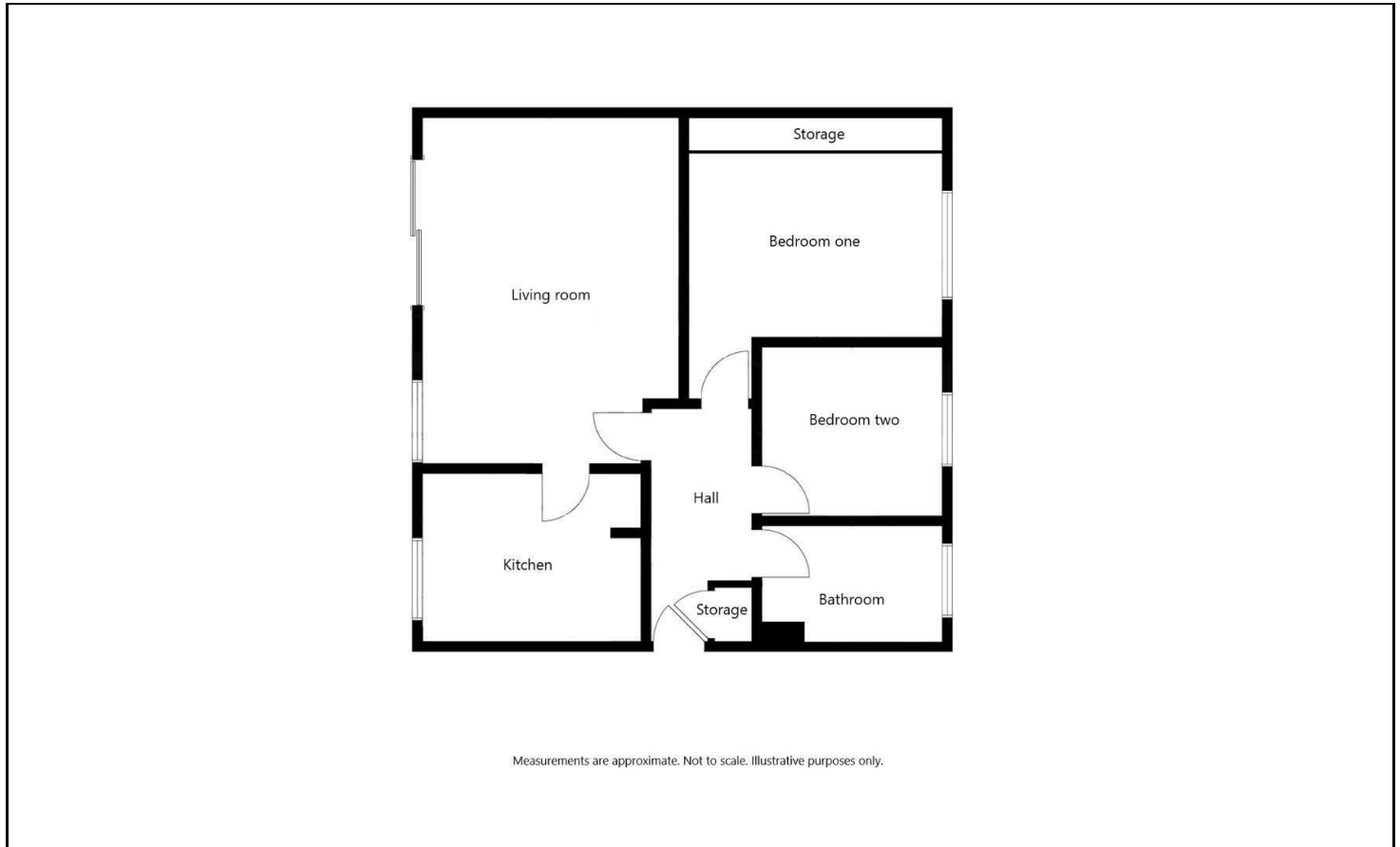
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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.