



3 Ravenhurst Drive, Great Barr
Birmingham, B43 7RS

Offers Over £500,000

Great Barr

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This vastly extended detached property stands at over 2000 sq ft and is situated in a cul de sac on Ravenhurst Drive which can be approached from Wilderness Lane. The property is ideally located for all commuter networks, amenities and popular schools.

On entry the reception hall has stairs off the first floor, double doors to lounge and door into a guest cloakroom and W.C. Further along the hallway are double doors leading to a built in storage cupboard. The lounge is L Shaped with a front facing double glazed bay window, rear facing double glazed window, brick built chimney breast and sliding patio doors into the rear garden. Back into the hallway leading through into a spacious dining room having front facing double glazed window, rear facing double glazed window, central heating radiator and coving. Completing the downstairs accommodation is a fabulous breakfast kitchen having a comprehensive and matching range of wooden wall and base units with rolled edge work top over incorporating a one a half bowl sink unit, Belling oven and grill, five ring gas hob with extractor hood over, space for dishwasher and glazed display cabinets. There is also an additional built in cupboard, partly tiled floor, obscure glazed door to utility, side facing obscure double glazed door giving access to rear, rear facing double glazed window and breakfast bar. Accessed via the kitchen is a useful utility area having a Vaillant central heating boiler, wall and base units, stainless steel single drainer sink unit and side facing double glazed window.

The gallery landing has a front facing double glazed window, loft hatch and central heating radiator and leads off to all rooms including four front facing bedrooms and three rear facing. The principle bedroom having a fitted range of bedroom furniture to include four double wardrobes and top boxes, central heating radiator, door to en suite and double glazed sliding patio door leading to the balcony. The balcony gives a lovely rear aspect having a wrought iron railing surrounding. The en-suite wet room having a large sink unit with mirror above, chrome effect heated towel rail, Aqualisa shower with pivoting splashback doors and rear facing obscure double glazed window. The family bathroom having two rear facing obscure double glazed windows, tiling to walls, low flush WC, pedestal wash basin, Jacuzzi bath, central heating radiator and separate shower cubicle.

The front garden occupies a wide plot, the property has a block paved driveway with electronically operated up and over door leading to double integral garage and there is a neatly laid lawned area to one side with mature hedging, gated side access and pathway leading to the main entrance door with obscure double glazed side screens leading to a welcoming reception hall. The rear garden is east facing and well tended and has a lawned area with a wealth of well stocked borders and shrubs. There is also a magnolia tree with ornamental pond below, pergola and block paved passageway to side with wrought iron gate to front.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 6th October 2020

Property Specification

Extended Spacious Seven Bedroom Detached
Extended Breakfast Kitchen
L Shaped Lounge, Dining Room
En Suite Wet Room
Family Bathroom and Double Garage

Reception Hall	15' 1" x 6' 11" (4.6m x 2.1m)
Guest Cloakroom	8' 10" x 3' 11" (2.7m x 1.2m)
L Shaped Lounge	22' 0" max x 18' 8" (6.7m x 5.7m)
Dining Room	19' 0" x 11' 2" (5.8m x 3.4m)
Utility	
Principle Bedroom	18' 1" x 15' 1" (5.5m x 4.6m)
En Suite Wet Room	
Bedroom Two	11' 2" x 8' 10" (3.4m x 2.7m)
Bedroom Three	12' 2" x 7' 10" (3.7m x 2.4m)
Bedroom Four	11' 2" x 9' 10" (3.4m x 3.0m)
Bedroom Five	11' 2" max x 4' 11" (3.4m x 1.5m)
Bedroom Six	8' 6" x 7' 10" (2.6m x 2.4m)
Bedroom Seven	9' 2" x 8' 10" (2.8m x 2.7m)
Bathroom	9' 10" x 4' 11" (3.0m x 1.5m)
Double Garage	
Rear Garden	

Viewer's Note:

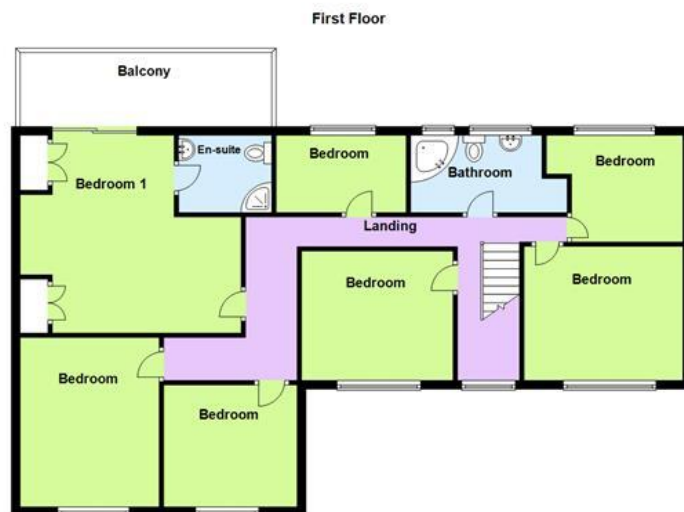
Services connected: Gas, Electric, Water and Drainage

Council tax band: F

Tenure: Freehold


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

