



smarthomes

Ravenshill Road

Yardley Wood, Birmingham, B14 4HQ

- A Beautifully Presented & Extended Semi-Detached Home
- Three Bedrooms
- Extended Open Plan Family Kitchen/Diner
- Ground Floor Shower Room & First Floor Family Bathroom

Offers Over £260,000

EPC Rating - TBC

Current Council Tax Band - A





Property Description

A beautifully presented and extended semi-detached family home benefiting from no upward chain. The property has undergone a back to brick refurbishment and offers accommodation comprising a spacious lounge, extended open plan family kitchen/diner, ground floor shower room, three bedrooms, family bathroom, extensive rear garden and driveway parking

The property is set back from the road behind a block paved driveway providing off road parking with low level fencing to side boundaries and a composite double glazed front door leading into



Entrance Hallway

With ceiling spot lights, radiator, stairs leading to the first floor accommodation, laminate flooring and door leading off to

Spacious Lounge to Front

15' 1" x 14' 1" (4.6m x 4.3m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling spot lights, laminate flooring and glazed double doors leading into



Extended Open Plan Family Kitchen/Diner

19' 0" x 16' 0" max (5.8m x 4.9m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, radiator, ceiling spot lights, two Velux roof windows, UPVC double glazed window to the rear aspect, UPVC double glazed French doors leading to rear garden, door to boiler cupboard and door to



Ground Floor Shower Room

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot light and an obscure double glazed window to the side elevation

Landing

With ceiling light point, double glazed window to side, loft hatch and doors leading off to



Bedroom One to Front

11' 1" x 9' 10" (3.4m x 3m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

10' 9" x 9' 2" (3.3m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

7' 10" x 7' 10" (2.4m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Front

5' 6" x 5' 6" (1.7m x 1.7m) Being re-fitted with a modern white suite comprising of a panelled bath with two shower attachments and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light and an obscure double glazed window to the front elevation



Extensive Rear Garden

Being mainly laid to lawn with a block paved patio, security lighting, gated side access and panelled fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A



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