



smarthomes



- An Extended Link Detached Family Home
- Five Double Bedrooms
- Re-Fitted Dining Kitchen
- Two En-Suites & Four Piece Family Bathroom

Ravenswood Drive South, Solihull, West Midlands, B91 3LP

£550,000

A well presented & extended link detached property benefitting from five double bedrooms, lounge, re-fitted dining kitchen, ground floor bedroom five with en-suite shower room, master en-suite shower room, four piece family bathroom, guest WC, utility room, pleasant rear garden, garage, car-port and off road parking.

EPC Rating – 71. Council Tax Band – F.



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a mature lawned fore garden and block edged stone chipping driveway providing off road parking extending to garage door to car-port with polycarbonate roof, useful storage cupboard, security lighting, further garage door to garage and hardwood door with glazed inserts leading through to





Open Plan Entrance Hallway

With stairs leading to the first floor accommodation, polished tiled flooring, feature window to front, opening into lounge and attractive doors leading off to

Guest WC

With low flush WC, vanity sink, obscure window to car-port, tiling to splashback, ceiling light point, extractor, polished tiled flooring and radiator



Lounge to Front

20' 0" x 14' 9" (6.1m x 4.5m) With feature double glazed floor to ceiling window to front elevation, gas fireplace with marble hearth and decorative surround, coving to ceiling, two ceiling light points, wall lighting, laminate flooring and two radiators



Re-Fitted Dining Kitchen to Rear

15' 5" max x 13' 9" (4.7m x 4.2m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap and glazed splashback, four ring gas hob with glazed splashback and feature extractor canopy over, inset eye-level oven, integrated dishwasher, space for American style fridge freezer, under-cupboard lighting, two radiators, spot lights to ceiling, tiled flooring, double glazed window to rear, double glazed French doors leading out to the rear garden and door to

Ground Floor Bedroom Five to Rear

16' 4" x 7' 10" (5.0m x 2.4m) With double glazed windows and door leading out to the rear garden, laminate flooring, two radiators, wall lighting, spot lights to ceiling and door leading into

En-Suite Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure with electric shower, low flush WC and pedestal wash hand basin, complementary tiling to walls and floor, spot lights to ceiling and extractor

Utility to Rear

8' 6" x 9' 10" (2.6m x 3.0m) With UPVC double glazed door leading out to the rear garden, double glazed window, base units with sink and drainer unit, tiling to walls, space and plumbing for washing machine and tumble dryer and ceiling light point

Accommodation on the First Floor

Landing

With double glazed window, ceiling light point, laminate flooring, loft access, useful airing cupboard and doors leading off to

Bedroom One to Front

12' 5" x 10' 2" (3.8m x 3.1m) With double glazed window to front elevation, radiator, ceiling spot lights, laminate flooring, built-in cupboards and sliding door leading through to

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and wash hand basin, ceiling spot lights and extractor

Bedroom Two to Rear

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

Bedroom Three to Rear

8' 10" x 7' 2" (2.7m x 2.2m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

Bedroom Four to Front

10' 2" x 8' 2" (3.1m x 2.5m) With feature floor to ceiling double glazed window to front elevation, radiator, laminate flooring, useful over-stairs storage cupboard and ceiling light point

Four Piece Family Bathroom

9' 6" x 5' 6" (2.9m x 1.7m) Being fitted with a four piece white suite comprising; panelled corner Jacuzzi bath with telephone effect mixer tap and shower attachment, low flush WC, pedestal wash hand basin and corner shower cubicle with electric shower, obscure double glazed window to side, tiling to walls and floor radiator and ceiling light point

Pleasant Rear Garden

Being mainly laid to lawn with artificial lawned area, fencing and hedging to boundaries and mature shrub borders

Garage

15' 1" x 9' 2" (4.6m x 2.8m) With metal up and over door to car-port, ceiling light point and door to utility

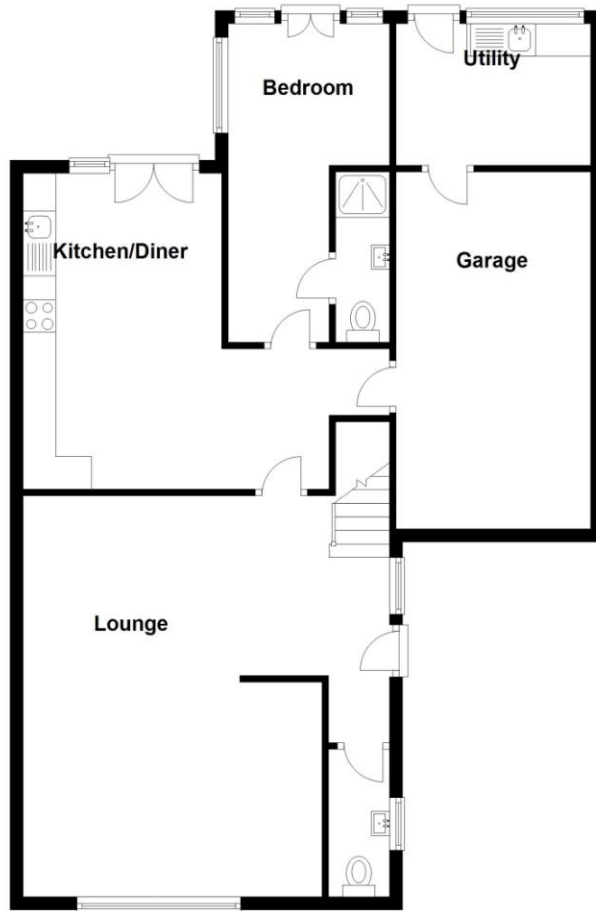
Tenure

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 - F



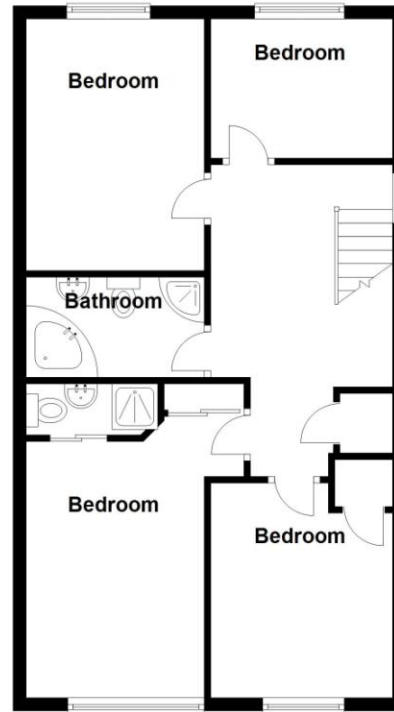
Ground Floor

Approx. 92.2 sq. metres (992.8 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



Total area: approx. 150.9 sq. metres (1624.6 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.