Bartleys
Estate Agents









61 Ravenswood Drive South, Solihull B91 3LP

Price Guide £375,000

- Detached Residence
- Three Bedrooms
- Modern Breakfast Kitchen
- Mature Rear Garden
- No Chain
- Energy Efficiency Rating - D

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

61 Ravenswood Drive South, Solihull B91 3LP

61 Ravenswood Drive South is a delightful three bedroom detached residence situated within close proximity to Tudor Grange Academy & St Peters School offering well presented accommodation over two floors with scope for enlargement (STPP). The property is offered for sale with no chain and briefly comprises entrance hall, cloakroom/wc, modern fitted breakfast kitchen, lounge, conservatory, three bedrooms & refitted shower room with mature well established garden & single garage. No Chain.



APPROACH
Via a block paved driveway enabling off-road parking with a lawned foregarden and covered carport leading to a UPVC double glazed front door to:-

ENTRANCE HALL
Wood-effect flooring, ceiling light point, double panel radiator, doors to lounge, kitchen and cloakroom / WC.

CLOAKROOM / WC
Low-level flush WC, pedestal hand wash basin, complementary tiling to walls and floors, single panel radiator, ceiling spotlights, obscure UPVC double glazed window to the side aspect.



BREAKFAST KITCHEN
13' 5" (4.1M) X 9' 2" (2.8M)
A beautifully appointed modern fitted kitchen comprises a range of contemporary white high gloss wall and base units with granite work surfaces and splashback, integrated Indesit induction hob and oven, AEG microwave, AEG canopy extractor fan, ceramic tiled flooring, ceiling spotlights, double panel radiator, one and a half bowl sink unit with mixer tap over, space and plumbing for a washing machine, large built-in storage cupboard, UPVC double glazed window to the front aspect.

LOUNGE
15' 9" (4.8M) X 16' 1" (4.9M)
Ornamental fireplace with coal-effect electric fire, double panel radiator, two ceiling light points, UPVC double glazed patio door to:-

CONSERVATORY
12' 6" (3.8M) X 8' 2" (2.5M)
Ceramic tiled floor, pleasant views of the garden.



FIRST FLOOR LANDING
Loft access, ceiling light point, built-in cupboard housing Vaillant combi boiler, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (REAR)
15' 5" (4.7M) X 9' 2" (2.8M)
A range of fitted wardrobes and dresser, single panel radiator, two ceiling light points, UPVC double glazed window to the rear aspect.



BEDROOM TWO (FRONT)
13' 5" (4.1M) X 8' 6" (2.6M)
A range of fitted bedroom furniture including wardrobes, bedside tables and headboard, double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM THREE (FRONT)
10' 2" (3.1M) X6' 11" (2.1M)
Fitted wardrobes, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

SHOWER ROOM
A beautifully appointed shower room with low-level flush WC, hand wash basin with vanity cupboard beneath, shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls and floor, ceiling spotlights, chrome towel radiator, obscure UPVC double glazed window to the side aspect.



REAR GARDEN
A block paved patio leads to a delightful, landscaped garden which is mostly laid to lawn with well-stocked borders and wood panel fence perimeter. There is rear patio and seating area. There is a large garden shed and UPVC door to the garage.

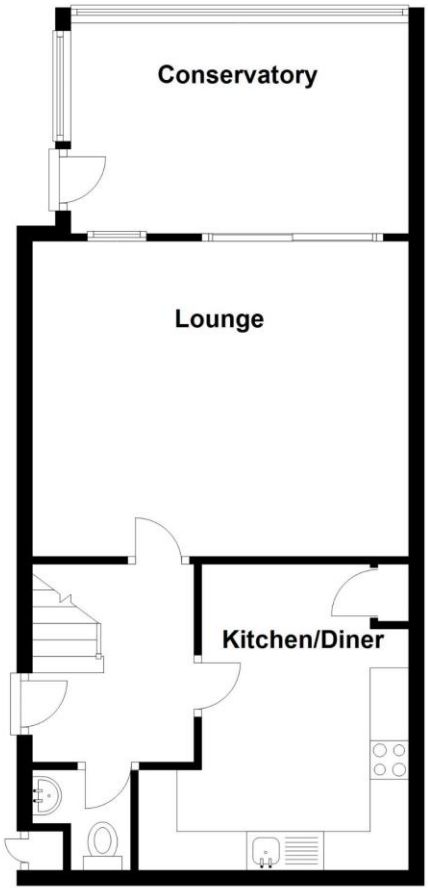
GARAGE
18' 8" (5.7M) X 8' 2" (2.5M)
Up-and-over door to the front aspect, power and lighting, personal door to garden.

TENURE
We have been advised that the property is Freehold. This is subject to solicitor verification.



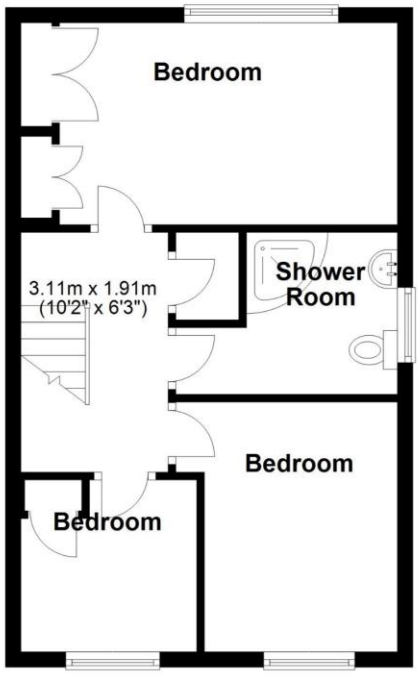
Ground Floor

Approx. 52.1 sq. metres (560.8 sq. feet)



First Floor

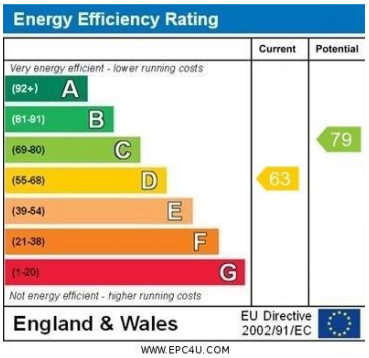
Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 91.8 sq. metres (988.4 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.