



3 Ravenscroft Road, Solihull B92 8AH

www.simonburthomes.co.uk

£290,000

Key Features

Entrance Porch / Reception Hall
 Extended Lounge / Dining Room
 Fitted Breakfast Kitchen
 Three Bedrooms
 Re-Fitted Family Bathroom
 Gas Central Heating / Double Glazing
 Garage / Foregarden Offering Driveway
 Parking / Established Rear Garden

3 Ravenscroft Road is an attractive, much improved, extended, traditional, three bedroomed, semi detached family home, enjoying an enviable location in this highly respected area.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

Ravenscroft Road is a lovely road to live on, as it is so peaceful and quiet with hardly any through traffic.

There is plenty of greenery around, with views of mature trees from the front and back windows. Neighbours are friendly and always happy to help out.

It's been a lovely family home for us for the past few years, with plenty of space inside and out for children to play.

The local shops on the Dovehouse Parade are within easy walking distance and the chippy and bakery are particular favourites of ours.

Local Schools

Ulverley School
 St Andrew's Catholic Primary School
 Lode Heath School
 Oak Cottage Primary School
 Greswold Primary School

Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

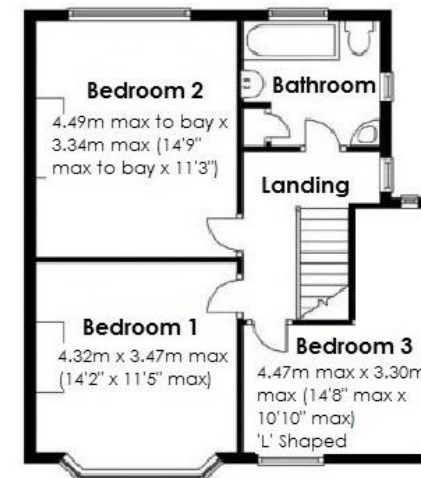
Ground Floor

Approx. 64.7 sq metres (696.2 sq. feet)



First Floor

Approx. 52.5 sq metres (565.4 sq. feet)



Total area: approx. 113.3 sq metres (1219.1 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			47
(21-38) F		36	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



