



CHARTERED SURVEYORS & ESTATE AGENTS



4 Ravenswood | Edgbaston | Birmingham | B15 3LN

Guide Price: £1,050,000

4 Ravenswood is an elegant, modern, detached family home with south-facing gardens situated on an exclusive cul de sac consisting of five houses which is just off Augustus Road. It has been refurbished and modernised to an exacting standard by the current owners and offers beautifully appointed living accommodation on two floors. The accommodation on the ground floor includes a formal drawing room with south-facing conservatory, dining room, open plan family room/ breakfast-kitchen, cloakroom, fitted study, additional cloakroom with store room giving access to the garage. The first floor has a master suite with south-facing balcony and lovely shower room, the guest suite has dressing room and en-suite shower room, there is a further double room with two interconnecting single rooms, and luxury family bathroom.

Situation

Edgbaston is an exclusive suburb of Birmingham, it is rich in history and is part of one of England's largest urban conservation areas. Much of Edgbaston comes under the renowned Calthorpe Estate, which is committed to preserving the quality and original character of the area and the properties within it. Thus making it a most desirable and enjoyable place in which to live.

Ravenswood is made up of five similar town-houses in an exclusive cul de sac off Augustus Road. It is ideally located for access to Birmingham City Centre which lies about a mile and a half away and it is close to the Business District at Five Ways where there is a railway station which connects with the national railway network at New Street. There is also a good public transport system on Augustus Road that goes in and out of the city centre.

Shopping

Ravenswood is very well-placed for the excellent amenities of Harborne village which is within walking distance. In addition to the M&S Food Hall and Waitrose supermarket, Harborne benefits from a range of convenience shops and brasseries including its own Michelin starred restaurant. The Plough on the High Street frequently features in the Sunday Times and Sunday Telegraph as being a much favoured eatery.

More locally there is a small set of shops at Chad Square with two restaurants, hairdresser, high-class tailor, off licence and dry-cleaners with the ever-popular White Swan on Harborne Road. Furthermore, a part of the Calthorpe Estate near St George's Church, now referred to as "The Village" has seen the development of a centre for fine and casual dining. It now includes the Michelin-starred Simpsons Restaurant, The Highfield Bistro, The Edgbaston Cocktail Lounge and Njorske Bistro which means it is becoming a popular alternative venue to the city and Harborne Village for those who enjoy the "high life". This is also within walking distance.

Birmingham City Centre is now able to boast some of the best shopping in the UK with its newly-opened Grand Central Shopping Centre which sits directly above the new £600 million redevelopment of the now world class New Street Station. This now includes a flag-

ship 250,000 sq.ft. John Lewis store, in addition to over 60 premium retailers, quality restaurants and cafes. The redevelopment enforces Birmingham's retail landscape bringing in a mix of unrivalled premium fashion and quality high street brands to the heart of the city. The Bullring has many designer shops and a Selfridges store whilst the Mailbox has many designer outlets including Armani and Harvey Nichols.

Leisure/Recreation

Broad Street and Brindleyplace are also nearby and have been developed and improved to provide superior business and recreational activities. Within a mile stretch can be found the International Indoor Arena and the International Convention Centre with its superb Symphony Hall, home to the City of Birmingham Symphony Orchestra and Chorus. The Repertory Theatre is next door whilst the Hippodrome, home to the Birmingham Royal Ballet Company is down in Chinatown, about a mile away.

The Edgbaston Priory Tennis and Squash Club is within a mile as is Edgbaston Golf Club and nearby The Warwickshire County Cricket Ground may also be found. Other attractions include: The Botanical Gardens, The Barber Institute of Art at the University and Canon Hill Park.

There are superb medical facilities in the area which include the Priory and Edgbaston private hospitals, the Queen Elizabeth complex, The Women's and Children's Hospitals and City Hospital NHS Trust.

Schools

The excellence of schools in the area attracts a great many people to the locality and include Hallfield and West House Preparatory Schools, Edgbaston High School for Girls, The Priory and St George's and the Blue Coat School on Somerset Road. Locally Harborne Primary school, St Mary's and St Peter's all enjoy a good academic reputation as does Chad Vale School on Nursery Road. There are excellent grammar schools in the area and demand for the prestigious King Edward Foundation Schools has created a great deal of competition for places. There are also three universities in the locality and a fine Medical School and new College of Dentistry.

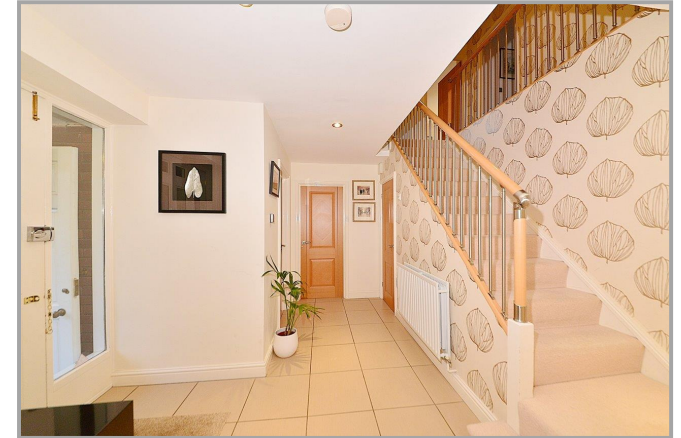
Description

The house is almost at the end of the superior cul de sac just off Augustus Road, and indeed many locals may even be unaware of its location as it is tucked away neatly behind a brick wall, with a single entrance serving just five properties.

The property is approached from the private road, it has a turning bay at the front, off road parking for two cars in front of the garage and a pretty foregarden with specimen shrubs and lawn which provides a good deal of privacy for the main reception room.

4 Ravenswood is a modern detached property which has been refurbished throughout by the current owners. The work undertaken has been under the supervision of qualified professionals resulting in a family home where style, elegance and quality are the key factors.

The front door opens into a reception hall with open staircase leading



up to the first floor, there are light coloured ceramic tiles upon the floor, complete with underfloor heating.

The Sitting Room

This is a charming room with a large bay to the front, wall mounted feature gas fire, double doors through to the dining room and further door to the south-facing conservatory with door onto the terrace and garden. There are downlighters and coving to the ceiling and also wall light points.

The Dining Room

With its large bay window and southerly aspect over the gardens, this is an attractive room with coving and ceiling light point. One wall also an alcove with display shelves.

Family Room/Kitchen/Breakfast Room

This is also accessible from the hall, it has modern ceramic flooring with under floor heating, windows onto the garden, one window onto the front and French doors onto the terrace. The refurbished kitchen has modern white units both base and wall-mounted, with black granite work surfaces in which is set a one and a half drainer sink, Miele combi double oven and microwave, integrated fridge and freezer, a central island unit with excellent storage drawers and inset five ring gas hob with stainless steel extractor hood above. There is a great deal of excellent storage space in the form of cupboards and drawers here. The dining area is in front of the French doors with the living room at the rear, it has a feature fire set in to the chimney breast, wall light points in the alcoves, downlighters to the ceiling and a door through to the:

Utility Room

This has a window onto the front, plumbing for washing machine and tumble dryer, boiler cupboard, fitted units with hanging space and drawers.

Cloakroom

With circular glass sink unit, low level W.C., a small window and cloaks cupboards for outdoor wear.

There is a useful cupboard under the stairs.

Beyond the family room is a second **utility room** with sink unit, excellent storage, further cloakroom with W.C., and hand wash-basin, and access to the side of the house and a door to the double garage. It also leads to

The Study

This room has been purpose built and has a large picture window onto the garden at the rear. It has an extensive range of fitted book shelves and downlighters to the ceiling.

The First Floor

An equally impressive area with open staircase leading up to it which has glazed panels with wooden spindles to the side and along the landing.

Master Suite

This is at the westerly end of the house with a charming bedroom with windows onto the front and a delightful balcony overlooking the south-facing gardens. There is an array of fitted wardrobes along one wall with door through to charming en-suite shower room with ceramic floor tiles, hand washbasin set in vanity unit with drawers, low level W.C., shower cubicle with double shower head, wall-mounted mirror

with wall lights, shaving socket, and fitted soap holder. It has an extractor fan and velux window.

Guest Suite Bedroom 2

A stunning room, formerly the master suite which is double sized with window onto the front. The dressing area with its lovely range of fully fitted wardrobes leads through to a delightful en-suite shower room with large shower unit, hand washbasin and low level W.C., underfloor heating, slate coloured floor tiles with co-ordinating beige wall tiles and window onto the front.

Bedroom 3

A double room with picture window overlooking the rear garden with fitted wardrobe, coving and ceiling light point.

Bedrooms 4 and 5

These two single rooms are currently used as dressing rooms, both have windows onto the garden at the rear, there is a set of sliding doors which link the two rooms, there is excellent storage space and fitted wardrobe units.

Guest Bathroom

This is luxurious, with Jacuzzi bath which has a head rest, hand washbasin, shower unit with power shower, low level W.C., downlighters and extractor unit to the ceiling, window onto the front, lovely tiling to walls and floor with under-floor heating and ladder radiator.

Outside

The terrace at the rear extends across the back of the house. The garden is south-facing and is laid mainly to lawn with a plethora of specimen shrubs and trees; it is very private and not overlooked at all. Halfway down the garden is a formal seating area with pond, pergola and beyond further lawn and deep hedging. The gardens have been landscaped beautifully and are as well-tended and complement the high standard of presentation and style of the house. It is indeed a hidden gem.

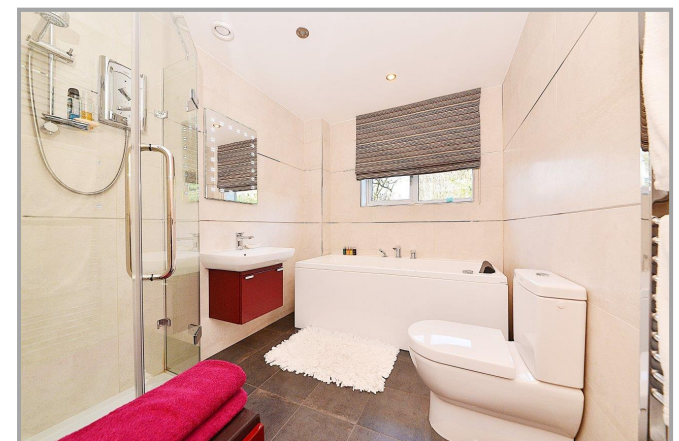
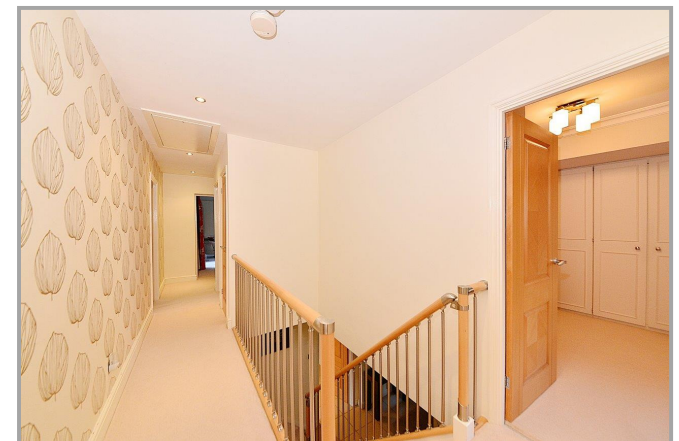
General Information

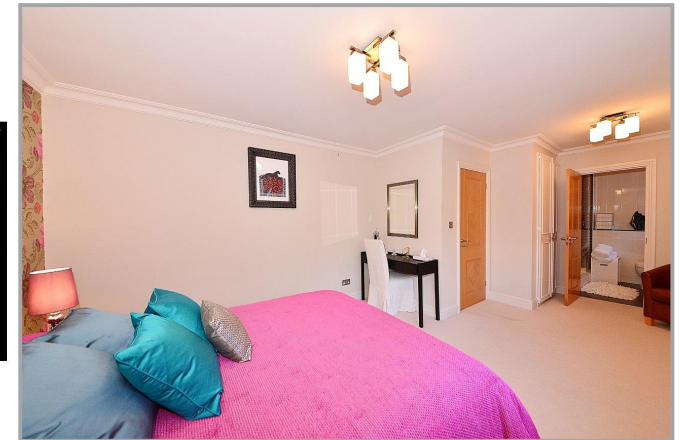
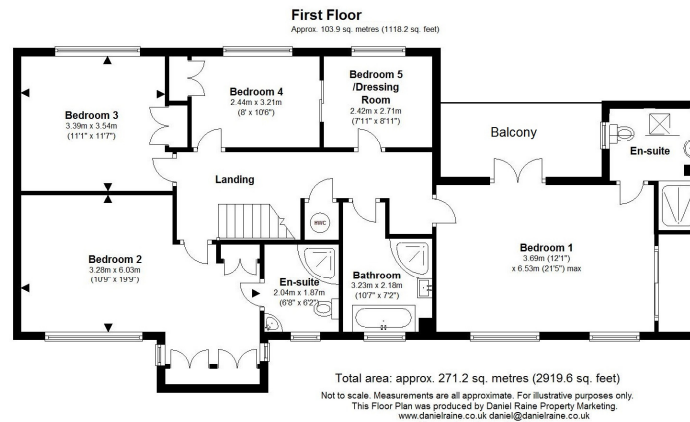
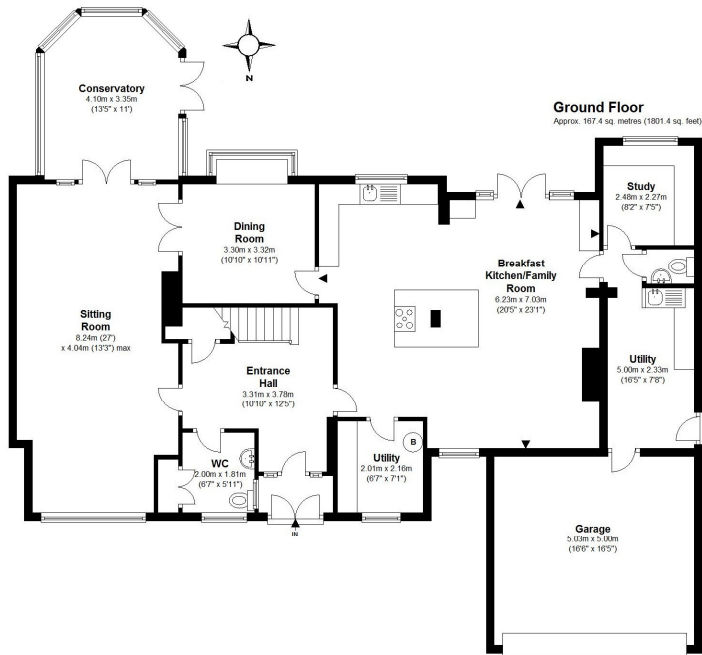
Tenure: The property is understood to be Freehold and subject to the Calthorpe Estate Scheme of Management. **The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.**

Services: All mains services are understood to be available and connected.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Viewing: Strictly by prior appointment with the Selling Agents: Robert Powell, 7 Church Road, Edgbaston, Birmingham B15 3SH 0121 454 6930. Regulated by RICS.





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