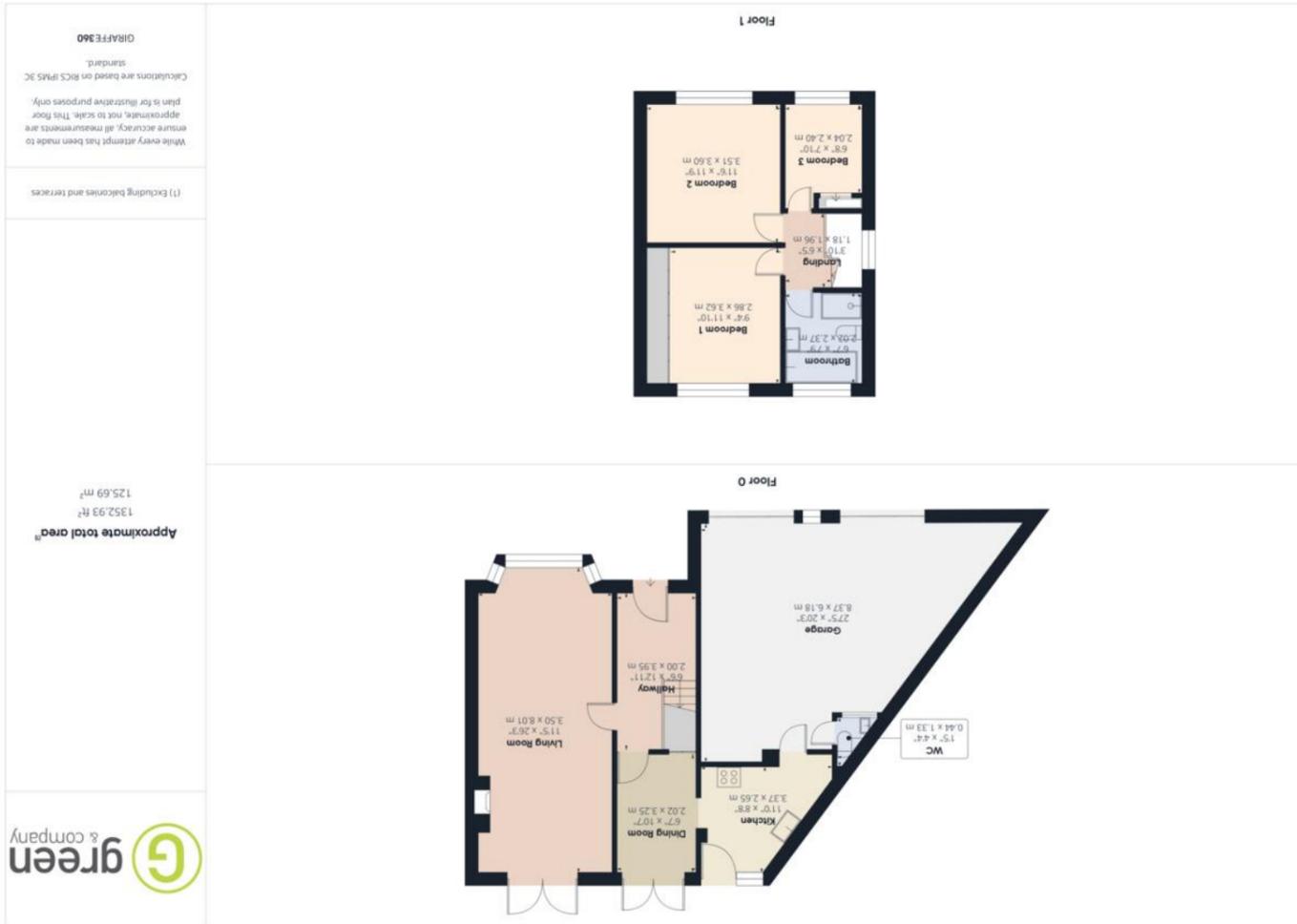
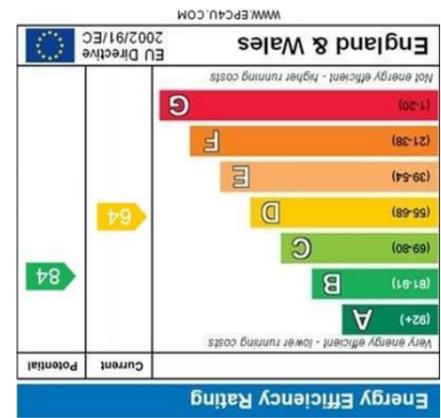


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL DETACHED FAMILY HOME
- THREE BEDROOMS
- LARGE LIVING ROOM
- GOOD SIZED DRIVEWAY
- DOWNSTAIRS W/C
- POTENTIAL TO EXTEND STPP

Ivanhoe Road, Great Barr, Birmingham, B43 7QU

Offers Over £290,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Inviting potential homeowners to this impressive detached family home with a total area of 1352 square feet. Perfectly suited for a family, it features 3 generously-sized bedrooms and 1 bathroom. On the ground floor, you will find a welcoming dining room leading to a cosy living room adorned with a rustic fireplace, promising warmth and comfort during chilly evenings. The open-concept kitchen is equipped with a stove and is strategically separated from the main living area by a WC for convenience, ensuring optimal use of space. A secure attached garage adds value and convenience. Moving up to Floor 1, you will discover three spacious bedrooms that cater to peaceful nights and quiet mornings. One of the two versatile rooms could be used as a home office, a playroom or even a fitness area to cater to evolving needs. The full bathroom with both shower and bath promotes a spa-like experience within the comfort of home. This smartly designed layout ensures functionality without compromising comfort or style.

HALL Ceiling light point, radiator, laminate flooring, stairs leading up.

THROUGH LOUNGE 11' 5" x 26' 3" (3.48m x 8m) Two ceiling light points, bay window to front, patio doors to rear garden, two radiators, gas feature log burner.

DINING ROOM 6' 7" x 10' 7" (2.01m x 3.23m) Laminate flooring, ceiling light point, patio door to rear garden, radiator and understairs storage, opening through to:-

KITCHEN 11' 0" x 8' 8" (3.35m x 2.64m) Wall and base units, built in oven, hob, extractor fan, sink, door to rear garden, ceiling light point, built in dishwasher and space for small fridge and door leading to:-

GARAGE 27' 5" x 30' 3" (8.36m x 9.22m) Light, boiler, two garage doors to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

DOWNSTAIRS WC Light, WC, sink and radiator.

FIRST FLOOR

LANDING Ceiling light point, window to side.

BEDROOM ONE 9' 4" x 11' 10" (2.84m x 3.61m) Window to front, radiator.

BEDROOM TWO 11' 6" x 11' 9" (3.51m x 3.58m) Laminate flooring, ceiling light point, window to rear and built in wardrobes.

BEDROOM THREE 6' 8" x 7' 10" (2.03m x 2.39m) Ceiling light point, radiator, window to rear and storage cupboard.

BATHROOM 7' 9" x 6' 7" (2.36m x 2.01m) Ceiling light point, bath, WC, shower cubicle, sink, window to rear, towel rail and radiator.

GARDEN Paved patio.

Council Tax Band D Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, limited for O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

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