



**Ivanhoe Road, Birmingham B43 7QU**

**welcome to**

## **Ivanhoe Road, Birmingham**

**\*\*\*EXTENDED SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*LOUNGE\*\*\*L SHAPE KITCHEN\*\*\*OFF ROAD PARKING\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATING\*\*\***

### **Note**

Council tax band: C

### **Front Garden**

Dropped kerb and parking to front.

### **Lounge**

18' x 12' 5" ( 5.49m x 3.78m )

Double glazed window to rear, laminate flooring, two ceiling light points, two radiators and sliding patio door to kitchen diner.

### **Kitchen L Shape**

Irregular Shaped Room 18' max 12'9 min x 9' 4" max 6'10 min ( 5.49m max 12'9 min x 2.84m)

Double glazed windows to rear and side, wall and base units with roll top work surfaces over, stainless steel sink and drainer, oven, gas hob with extractor over, plumbing for washing machine, French doors to rear and ceiling light point.





### **Bedroom One**

12' 2" x 9' 7" ( 3.71m x 2.92m )

Double glazed window to front, laminate flooring, ceiling light point and radiator.

### **Bedroom Two**

12' 6" x 9' 11" ( 3.81m x 3.02m )

Double glazed window to rear, fitted wardrobes and units, ceiling light point and radiator.

### **Bedroom Three**

9' 2" x 6' 11" ( 2.79m x 2.11m )

Double glazed window to front, built in wardrobe, ceiling light point and radiator.

### **Bathroom**

Double glazed window to rear, bath, separate shower, vanity wash hand basin, low level WC, spotlights and heated towel radiator.



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- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- L SHAPE KITCHEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers in excess of

**£280,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GRB110772 - 0002

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