



Ivy Road,
Sutton Coldfield, B73 5ED

Offers in the Region Of £455,000

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This well extended traditional style semi-detached property occupies an enviable and convenient location set within close proximity of nearby Boldmere high street and it's wealth of amenities including desirable schools, shops and transport links.

The accommodation is accessed via an enclosed porch leading to a hallway with doors off to separate reception rooms, an extended kitchen, ground floor wc and shower.

To the first floor there are five bedrooms and a fabulous family bathroom with free standing bath. Outside a generous block paved drive provides off road parking for vehicles and garage access whilst to the rear of the property there is a mature garden and patio.



SUPERBLY EXTENDED FIVE BED SEMI-DETACHED

HIGHLY SOUGHT AFTER AND CONVENIENT LOCATION

SET WITHIN CLOSE PROXIMITY OF BOLDMERE HIGH STREET

DESIRABLE LOCAL SCHOOLS, SHOPS, PARKS AND TRANSPORT LINKS

SEPARATE RECEPTION ROOMS

EXTENDED KITCHEN

GROUND FLOOR WC AND SHOWER

BLOCK PAVED DRIVE AND OVERSIZED GARAGE

EARLY VIEWING ESSENTIAL IN ORDER TO AVOID DISAPPOINTMENT





Property Specification

SUPERBLY EXTENDED FIVE BED SEMI-DETACHED
SEPARATE RECEPTION ROOMS

Hall 14' 7" x 6' 3" (4.44m x 1.90m)

Lounge 3.71m (12'2") x 2.97m (9'9")

Dining Room 3.76m (12'4") max x 3.15m (10'4")

Kitchen 3.81m (12'6") x 2.74m (9')

Shower Room 2' 8" x 3' 0" (0.81m x 0.91m)

Garage

Bedroom 1 3.81m (12'6") x 3.15m (10'4") plus 0.02m
(0'1") x 0.02m (0'1")

Bedroom 2 3.71m (12'2") x 2.97m (9'9")

Bedroom 3 3.45m (11'4") x 3.35m (11')

Bedroom 4 3.71m (12'2") max x 2.05m (6'9") plus
0.03m (0'1") x 0.03m (0'1")

Bedroom 5 2.74m (9') x 1.88m (6'2")

Bathroom 8' 10" x 6' 8" (2.69m x 2.03m)

Agent's Note:

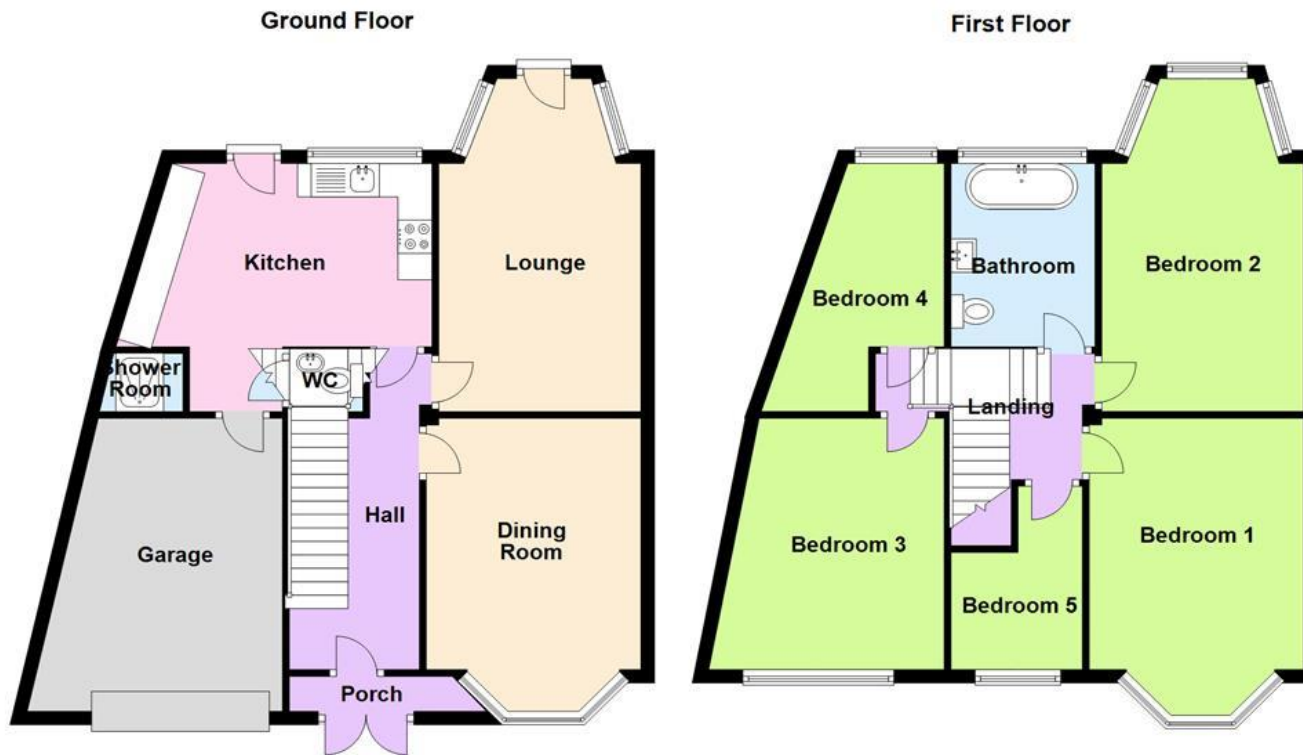
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Came on the market: 15th June 2023

Viewer's Note:

Services connected: Gas , Electric, Water and
Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

