



Ivy Road,  
Sutton Coldfield, B73 5ED

Offers in the Region Of £450,000



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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**

**DESRIABLE 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:

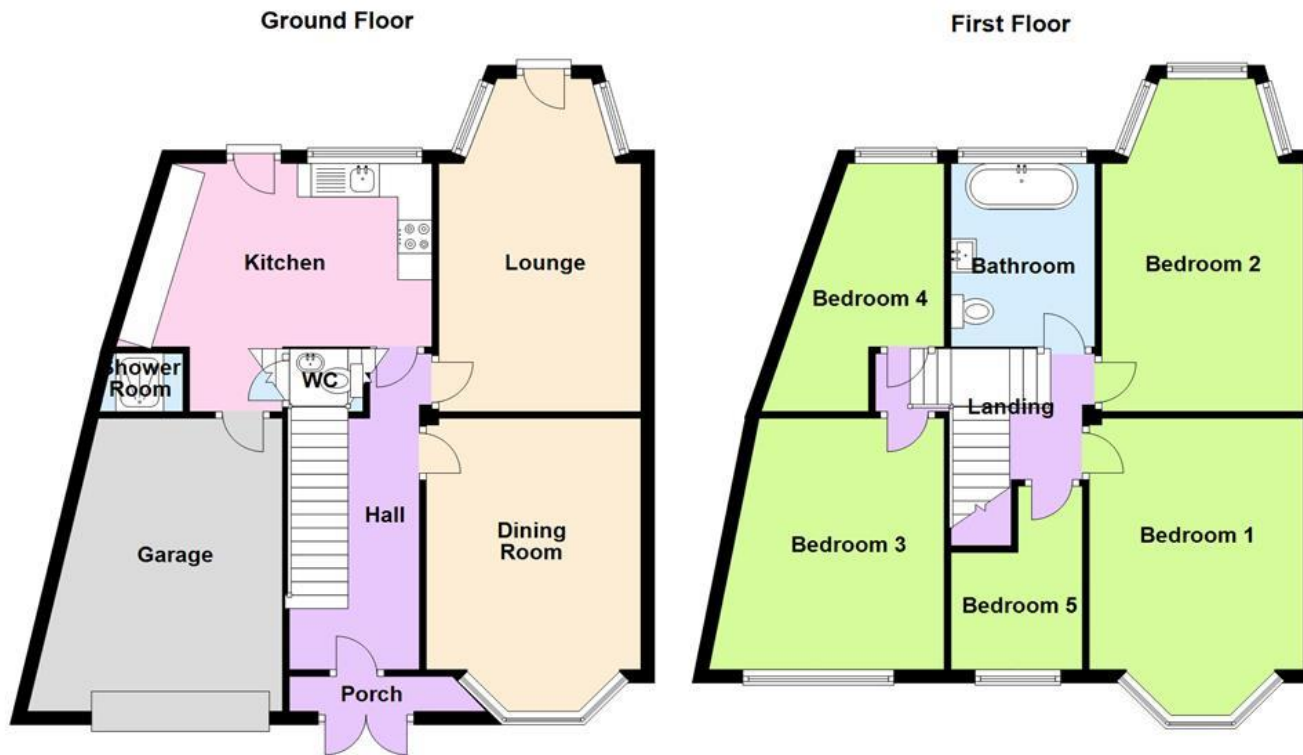
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Came on the market: 15th June 2023

### 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

