



Ivyfield Road, Erdington  
Birmingham, B23 7HH

Offers in the Region Of £280,000

# Erdington

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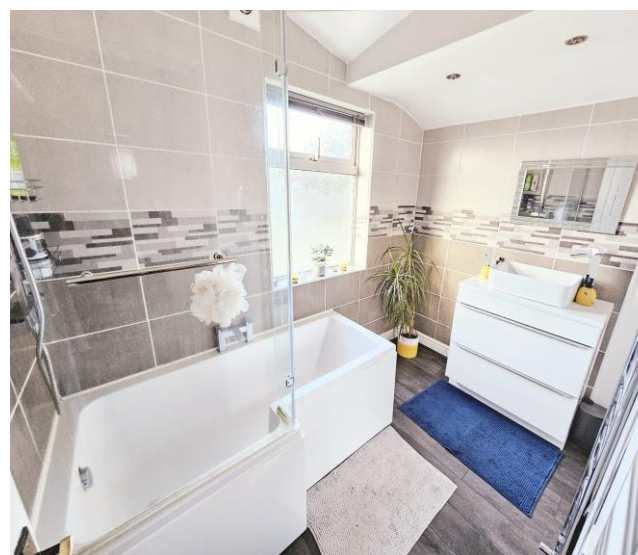
Offered for sale this truly remarkable fully redressed and extended semi-detached family home, demands viewing to fully appreciate the sumptuous perspective offered by the outstanding high quality of presentation afforded by the present vendor. Situated in a convenient location for arterial transport access the home on offer is sure to delight any incoming buyer.

Having a range of local amenities to include schools, shops and public transport routes the property briefly comprises; off road parking to the frontage to block paved fore garden, an entrance porch with hallway off. To the frontal elevation is a delightful dining room, with to the rear a spacious family lounge with views to the rear west facing gardens. An open plan fitted luxury high end kitchen extended across the rear elevation offers an open plan contemporary family entertainment breakfast area. Leading off the kitchen is a successful garage conversion now offering a separate utility room and front facing study/fourth bedroom. To the first floor are three further good size bedrooms and a beautiful bathroom with full white modern suite.

To the rear elevation the home on offer moves into a different class with truly outstanding views over lawned gardens affording family entertainment areas - all ideal for al-fresco dining. Be quick - this property will not be around for long!

Viewing is strictly by appointment and via Paul Carr Erdington and for proceedable buyers only.





## Property Specification

THIS OUTSTANDING THREE/FOUR BEDROOM  
EXTENDED FAMILY HOME  
BRIEFLY COMPRISES;

Porch

Entrance Hall

Dining Room 3.33m (10'11") x 1.76m (5'9")

Lounge 4.97m (16'4") x 3.34m (10'11")

Office 2.73m (8'11") x 2.10m (6'11") max

Utility 2.03m (6'8") x 1.64m (5'5")

Kitchen 4.07m (13'4") x 3.19m (10'6") max

Landing

Bedroom 1 3.44m (11'3") x 3.34m (10'11")

Bedroom 2 3.48m (11'5") x 3.34m (10'11")

Bedroom 3 2.57m (8'5") x 1.79m (5'10")  
plus 1.54m (5'1") x 1.54m (5'1")

Bathroom

### Agent's Note:

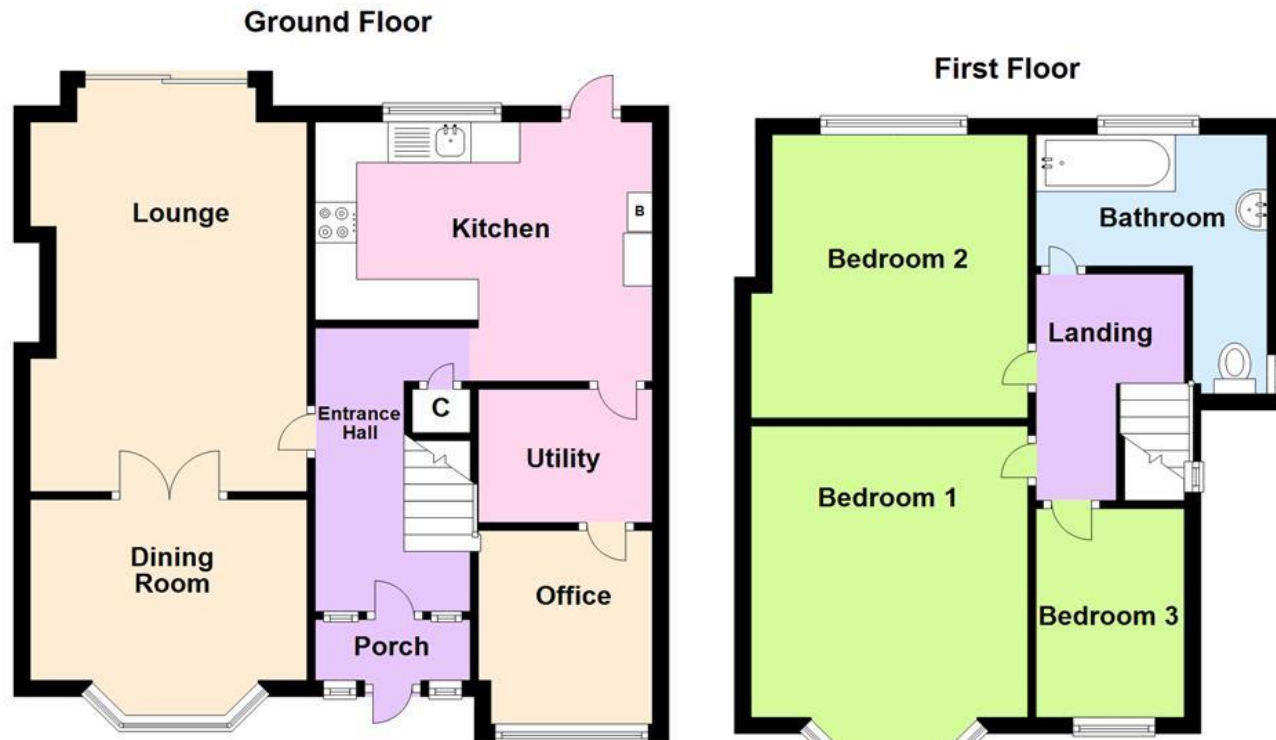
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 12th February 2024

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

