



Ivyfield Road, Erdington
Birmingham, B23 7HR

Auction Guide Price £80,000

Erdington

Auction Guide Price £80,000



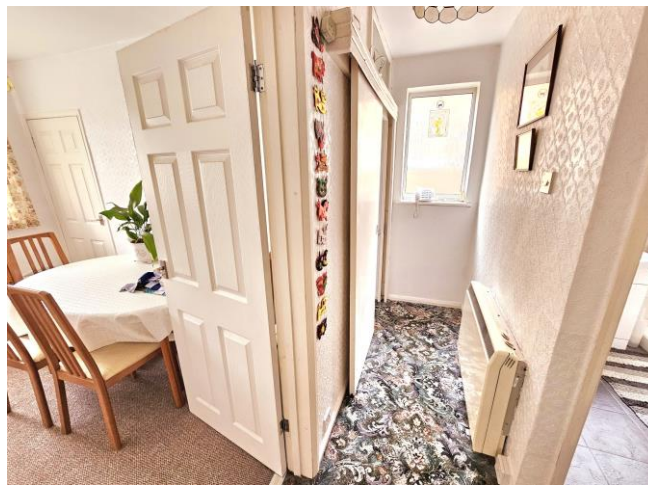
Conveniently situated with arterial public transport routes within 300 metres, this first floor, two bedroom maisonette is ideal investors.

Being presented to a high standard throughout, the property is entered from the left hand elevation with stairs ascending to the first floor hallway and briefly comprises; a front facing lounge/diner which is both spacious and bright. To the rear is a fitted kitchen featuring a range of base and wall units with appliances.

The master bedroom faces the rear garden and has fitted wardrobe units, the second bedroom faces the fore with a walk-in storage cupboard. The property further offers a white fitted bathroom suite comprising walk-in shower cubicle, vanity wash basin and low flush .wc.

To the outside, there is to the rear a maintained garden area. The property also benefits from a garage which is located in a separate detached block adjacent to the development.

Viewing is strictly by appointment via Paul Carr Erdington.





Property Specification

BEING SOLD THROUGH ONLINE AUCTION - BUY IT NOW
OPTION - BUYERS FEE APPLIES - OFFERED FOR SALE WITH
NO UPWARD CHAIN - VACANT POSSESSION ON COMPLETION
THIS WELL MAINTAINED TWO BEDROOM FIRST FLOOR
MAISONETTE BRIEFLY COMPRISES;

Entrance hall

Stairs to first floor landing

Lounge 4.40m (14'5") x 3.37m (11'1")

Bedroom 1 4.00m (13'1") x 3.08m (10'1")

Kitchen 3.20m (10'6") x 2.00m (6'7")

Shower Room

Bedroom 2 3.33m (10'11") x 1.89m (6'2")

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: 7th August 2023

Viewer's Note:

Services connected: Electric, water and drainage
Council tax band: A
Tenure: Leasehold 40 years remaining, lease from 7th
December 1966
Ground Rent: £33
Service Charge: £70

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		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

