



Ivyfield Road, Erdington
Birmingham, B23 7HH

Offers in the Region Of £275,000

Erdington

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AVAILABLE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION Paul Carr Estate Agents Erdington are pleased to offer for sale this most delightful and beautifully appointed fully renovated three bedroom semi-detached family home situated in a well regarded residential location. The property on offer boasts a range of local amenities, from convenience shopping to schools and public transport routes by road and rail to Birmingham City Centre.

Sitting within an expansive plot the property benefits from a most thoughtful re-working to provide a stunning kitchen providing a range of fitted matching kitchen units and having views over rear gardens. Separate sitting and dining rooms providing a spacious bright home the rear having a South Westerly aspect. The property briefly comprises a substantial fore garden providing ample parking to a driveway and expansive side garage. Entry is gained into an impressive entrance hallway with the left hand elevation a front facing family lounge with to the rear a separate dining room. Leading off the kitchen is door access to the side tandem garage which subject to regulatory approval offers yet further opportunity for adaption. To the first floor are three double bedrooms and luxury re-fitted family bathroom with full white suite.

To the rear is an expansive garden with enormous potential for landscaping and with Southerly facing perspective would be a joyous family entertainment area. Viewings are invited and for proceedable purchasers only.





Property Specification

A MOST RARE OPPORTUNITY TO ACQUIRE AN OUTSTANDING SEMI-DETACHED FAMILY HOME WITHIN AN EXPANSIVE PLOT BRIEFLY COMPRISING;

Entrance Hall

Lounge 3.44m (11'3") x 3.33m (10'11")

Dining Room 4.16m (13'8") x 3.33m (10'11")

Kitchen 3.13m (10'3") max x 2.76m (9'1")

Garage

Landing

Bedroom 1 3.44m (11'3") x 3.31m (10'10")
plus 0.59m (1'11") x 0.59m (1'11")

Bedroom 2 3.44m (11'3") x 3.33m (10'11")

Bedroom 3 2.79m (9'2") x 2.45m (8')

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: 11th October 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		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

