



Ivyfield Road, Erdington
Birmingham, B23 7HH

Offers in the Region Of £270,000

Erdington

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Offered for sale this delightfully maintained semi-detached family home, which demands viewing to fully appreciate 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 driveway/fore garden, an open entrance porch/hallway off. To the frontal elevation is a sitting room, with to the rear a spacious family dining room with views to the rear garden. A fitted luxury kitchen extended across the right hand rear elevation featuring a range of matching base and wall units, Leading off the kitchen is a utility and garage availing front to rear access.

To the first floor are three good size bedrooms and a beautiful bathroom with full white modern suite with modern underlighting.

To the rear elevation the home offers South Westerly views over lawned gardens affording and large family entertainment area - 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 FAMILY HOME
IN WELL REGARDED LOCATION
BRIEFLY COMPRISES;**

Hallway

Reception Room 3.45m (11'4") x 3.34m (10'11")

**Reception Room 4.03m (13'3") max x 3.34m
(10'11")**

Kitchen 2.84m (9'4") x 2.32m (7'7")

Utility 3.59m (11'9") x 1.41m (4'8")

Garage

Bedroom 1 3.47m (11'5") max x 3.36m (11')

Bedroom 2 3.45m (11'4") x 3.36m (11')

Bedroom 3 2.42m (7'11") x 1.81m (5'11")

Bathroom

Agent's Note:

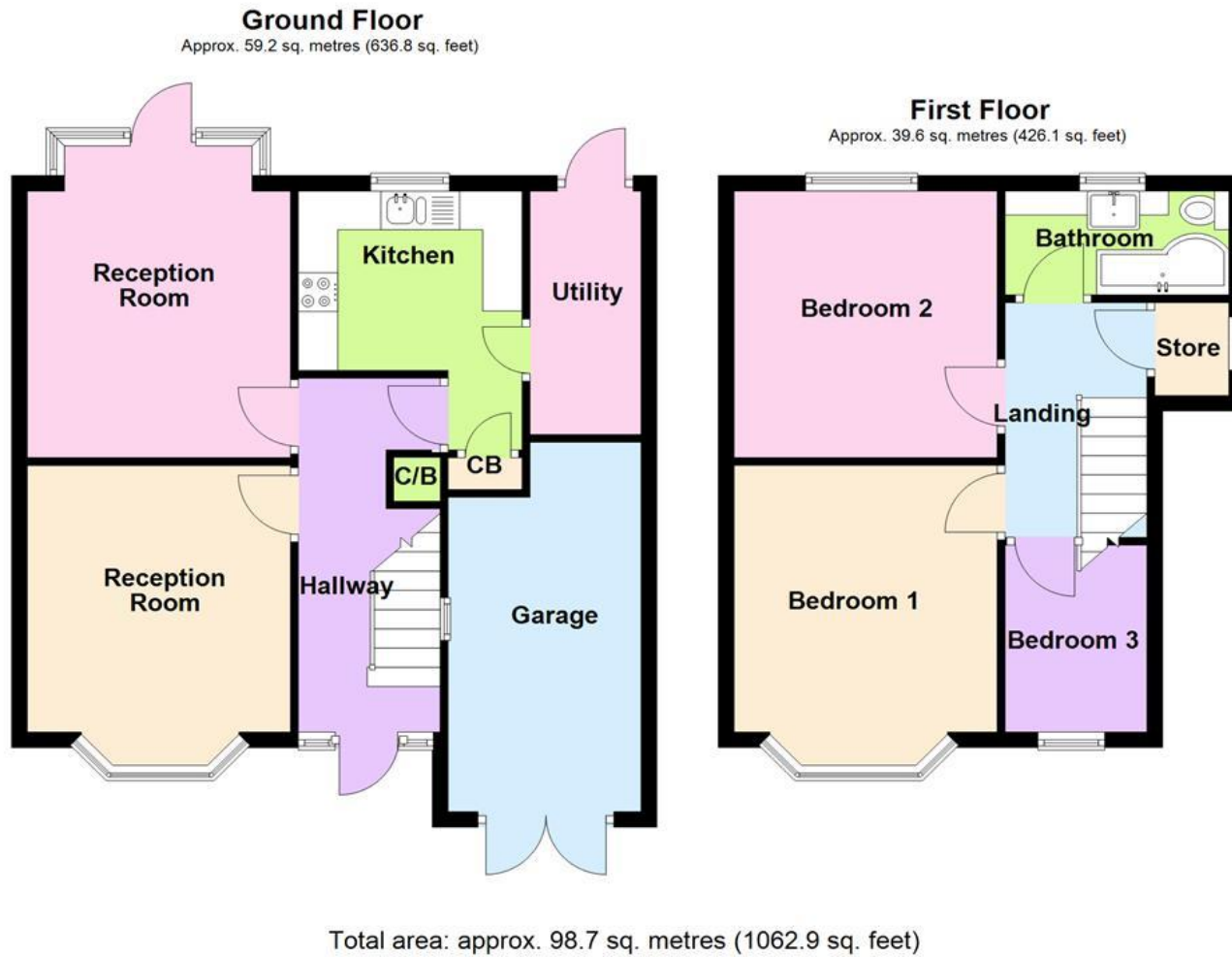
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 22nd January 2025

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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

