



Ivanhoe Road, Great Barr  
Birmingham, B43 7QU

**£195,000**

# Great Barr

£195,000



Paul Carr is bringing to market this three bedroom semi detached property being located in the popular Park Farm Estate being close to local schools for children of all ages, amenities plus transport and road links.

The property is a great opportunity to purchase and modernize to your own requirements.

The property is approached via a front lawn and shrub border garden with driveway leading to the integrated garage and is entered via the enclosed porch leading to a large hallway with useful storage areas and double doors lead into the good sized lounge with door leading to the sun room which houses the central heating boiler. The kitchen consists of a sink unit with cupboards underneath and a door leading to the lean to which gives access to the front and rear of the property.

The first floor consists of two double bedrooms and a good sized third bedroom, the bathroom currently has the bath with mixer shower over, wash hand basin and storage, there is separate W.C

The rear garden is of a good size but currently overgrown.

Being offered for sale with No Onward Chain

Viewing is highly recommended to realise the potential this property offers.





## Property Specification

SEMI DETACHED PROPERTY  
THREE BEDROOMS  
SUN ROOM  
POPULAR PARK FARM ESTATE  
NO UPWARD CHAIN

Entrance Porch 12' 3" x 2' 4" (3.74m x 0.72m)

Hallway 9' 7" x 5' 11" (2.93m x 1.8m)

Lounge 16' 3" x 12' 6" (4.95m x 3.81m)

Sun Room 18' 10" x 6' 3" (5.75m x 1.90m)

Kitchen 9' 10" x 6' 11" (3m x 2.11m)

Lean To 23' 0" x 4' 0" (7m x 1.23m)

Landing

Bedroom 1 12' 3" x 9' 6" (3.73m x 2.89m)

Bedroom 2 10' 0" x 12' 7" (3.04m x 3.83m)

Bedroom 3 9' 5" x 6' 11" (2.88m x 2.12m)

Bathroom

W.C 4' 3" x 2' 9" (1.29m x 0.83m)

Garage

### 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:

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold years remaining, lease from

# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

## Map Location

