



Ivydale Avenue

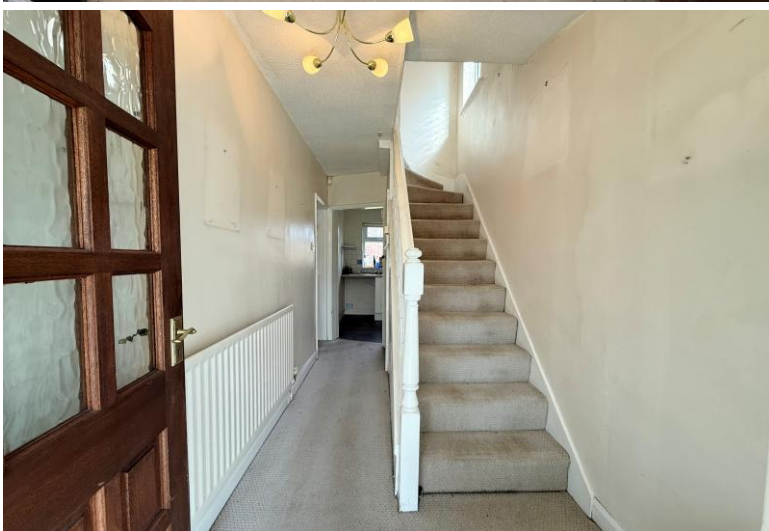
Sheldon, Birmingham

- A Three Bedroom Semi-Detached Family Home
- Fitted Kitchen & Family Bathroom
- Side Garage, Driveway & Rear Garden
- No Upward Chain

£240,000

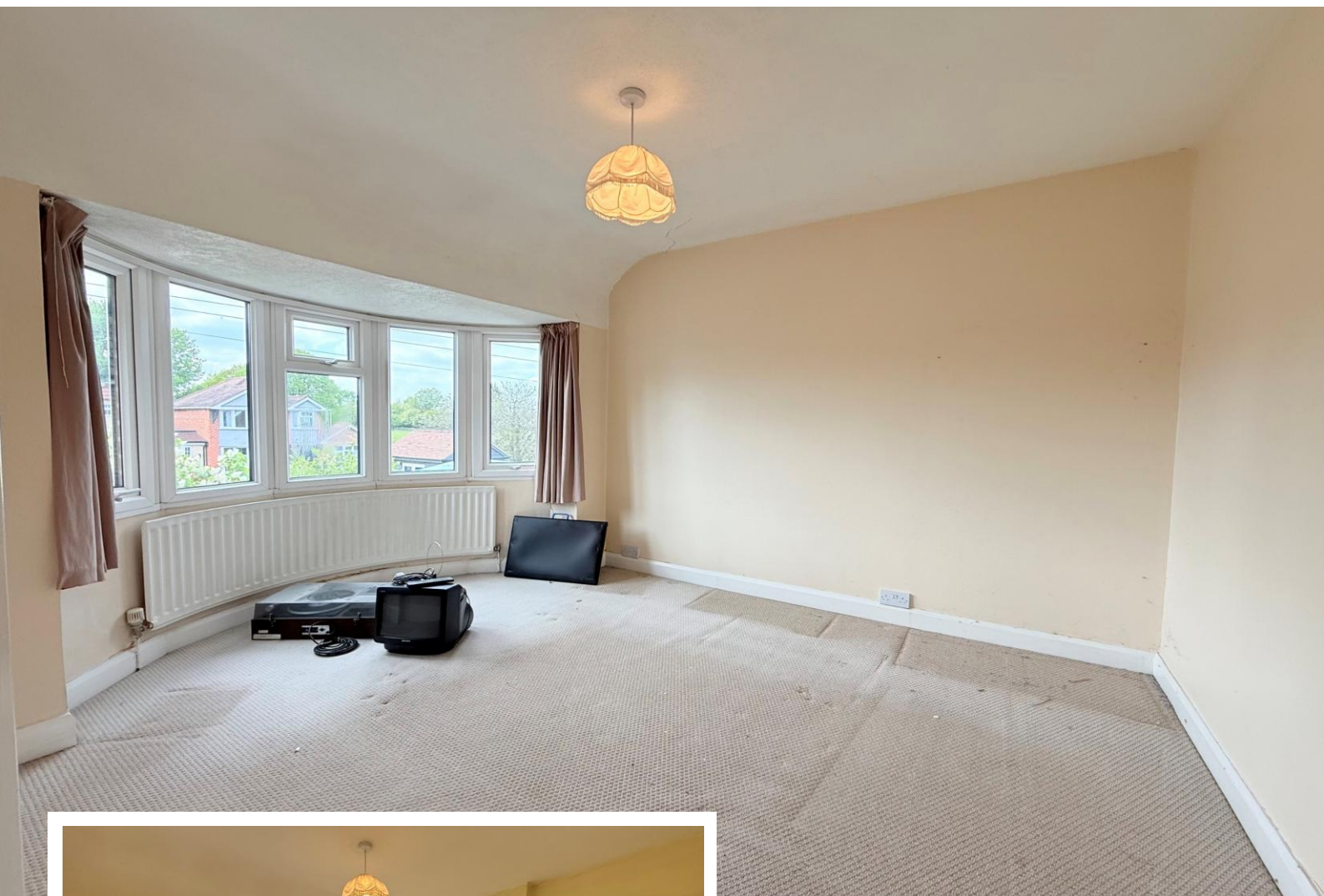
Current EPC Rating – E (40)
Current Council Tax Band – C





Property Description

A traditional three bedroom semi detached property offering scope for improvement and no upward chain. The accommodation briefly affords lounge/diner, kitchen, garden room, family bathroom, rear garden, garage and off-road parking



Rooms & Measurements

Lounge Diner to Front 7.49m x 2.97m (24'7" (into bay) x 9'9")

Garden Room to Rear 3.1m x 2.36m (10'2" x 7'9")

Kitchen to Rear 2.51m x 2.26m (8'3" x 7'5")

Rear Lobby Area 3.53m x 1.37m (11'7" x 4'6" (max)

Bedroom One to Front 3.89m x 2.97m (12'9" (into bay) x 9'9")

Bedroom Two to Rear 3.58m x 2.97m (11'9" x 9'9" (max)

Bedroom Three to Front 2.49m x 1.63m (8'2" x 5'4")

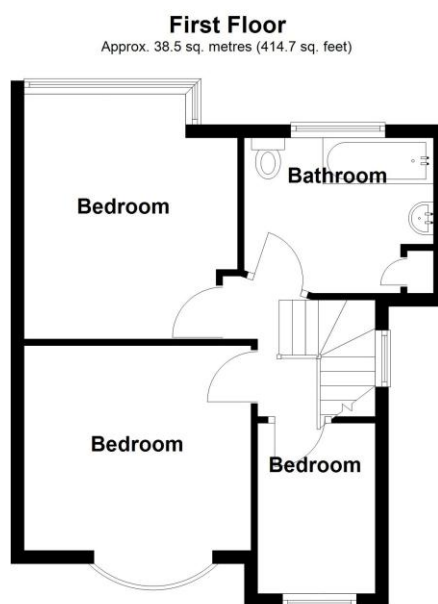
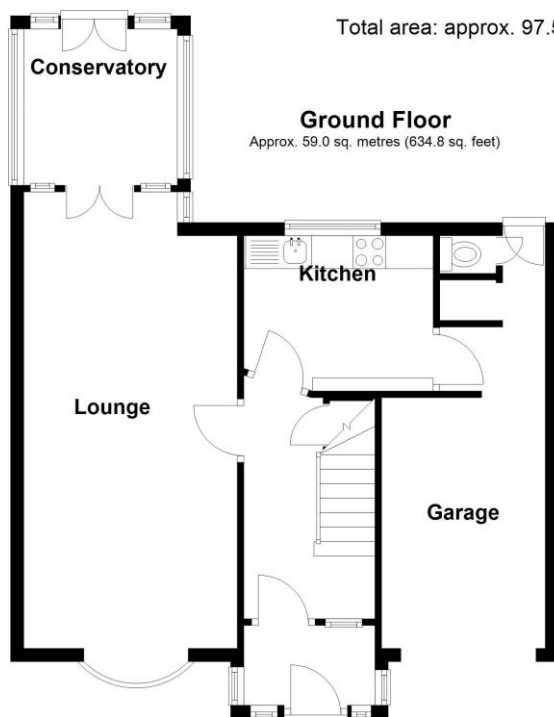
Family Bathroom to Rear 2.54m x 1.98m (8'4" x 6'6")

Garage 4.34m x 2.29m (14'3" x 7'6")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.