



Ivydale Avenue, BIRMINGHAM





Property Description

CUL DE SAC LOCATION! With THREE BEDROOMS and a GARAGE this family residence is a MUST VIEW to appreciate the size and the beautiful condition it offers. Not only does this property ooze QUALITY but it is also nestled in one of Sheldon's most sought after roads and is within easy reach of Solihull. Call now to view on 0121 742 1725.

Entrance Porch

Double glazed sliding door to front elevation and double glazed window to side elevation.

Entrance Hallway

Double glazed door to front elevation and under stairs storage.

Lounge

9' 11" x 15' 8" (3.02m x 4.78m)

Double glazed double doors and window to rear elevation and central heating radiator.

Dining Room

9' 11" x 12' 10" into bay (3.02m x 3.91m into bay)

Double glazed bay window to front elevation and central heating radiator.

Kitchen

8' 5" x 13' 1" (2.57m x 3.99m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, microwave, fridge freezer, dishwasher, central heating radiator and tiled flooring.

Landing

Double glazed window to side elevation and central heating radiator.

Bedroom One

9' 10" x 12' 10" into bay (3.00m x 3.91m into bay)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

9' 1" x 11' 11" into bay (2.77m x 3.63m into bay)
Double glazed bay window to rear elevation and central heating radiator.

Bedroom Three

9' 11" x 5' 5" (3.02m x 1.65m)
Double glazed window to front elevation.

Bathroom

Double glazed window to rear elevation, bath, shower cubicle with rainfall shower, W.C, heated towel rail, wash hand basin and tiling to splash prone areas.

Rear Garden

Slabbed patio, pathway, laid lawn and storage shed with power.

Garage

Double doors to front elevation, door to rear elevation, space and plumbing for washing machine, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209737



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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