



Ivanhoe Road, Great Barr  
Birmingham, B43 7QU

**Guide Price £295,000**



# Great Barr

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*Welcome to Ivanhoe Road a well presented and extended three bedroom detached family home situated on the popular Park Farm Estate in Great Barr.*

The property is approached via a spacious blocked paved drive providing off road parking.

Entering through a secure porch, internally there is a full width hall which offers a useful cloaks cupboard, stairs off to the first floor accommodation and double doors leading into the lounge and dining area. This room is of great proportion owing to a rear extension, the front of the room is set up currently with a dining room with space for an office table and chair as well and then a lounge area to the rear with an a large skylight allowing good natural light and double doors out to the garden. The kitchen consists of a comprehensive range of modern wall and base unit with a work surfaces which incorporate a electric hob, double oven, microwave and a one and a half bowl sink with drainer. Out from the kitchen there is enclosed side passage useful for additional storage and giving front and rear access.

On the first floor there are three good sized bedrooms two being doubles and a reasonable sized third bedroom. The fitted family bathroom comprises of a mainly tiled suite with a P- shaped bath and a shower over, hand wash basin and a low level W.C .

The property also benefits from having double glazing, central heating and a rear garden with a good size slabbed patio, gated picket fence, artificial lawn and bark chipping play area to the rear.

This lovely family home is ideal for local schools including Barr Beacon.  
An internal viewing is highly recommended at the earliest opportunity.







## Property Specification

EXTENDED DETACHED HOME  
THREE BEDROOMS  
SPACIOUS DRIVEWAY  
MODERN KITCHEN  
LOW MAINTENANCE GARDEN

Entrance Hallway 5' 11" x 12' 6" (1.8m x 3.8m)

Dining Area 16' 1" x 12' 6" (4.9m x 3.8m)

Lounge 13' 1" x 11' 10" (4m x 3.6m)

Kitchen 16' 1" x 6' 7" (4.9m x 2m)

Enclosed Side Passage 21' 4" x 2' 11" (6.5m x 0.9m)

Landing

Bedroom One 9' 10" x 12' 6" (3m x 3.8m)

Bedroom Two 12' 10" x 9' 5" (3.9m x 2.86m)

Bedroom Three 9' 10" x 6' 7" (3m x 2m)

Family Bathroom 10' 6" x 6' 11" (3.2m x 2.1m)

### 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:

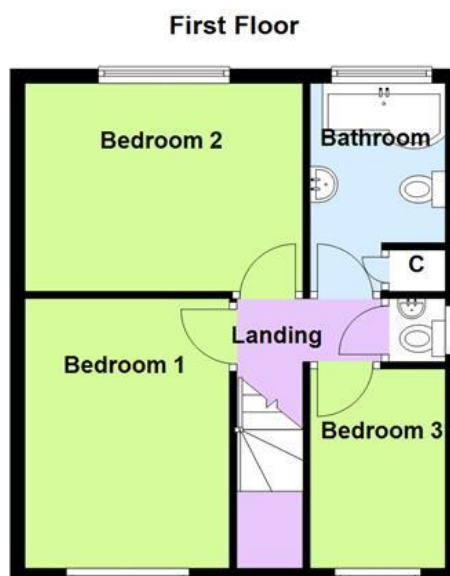
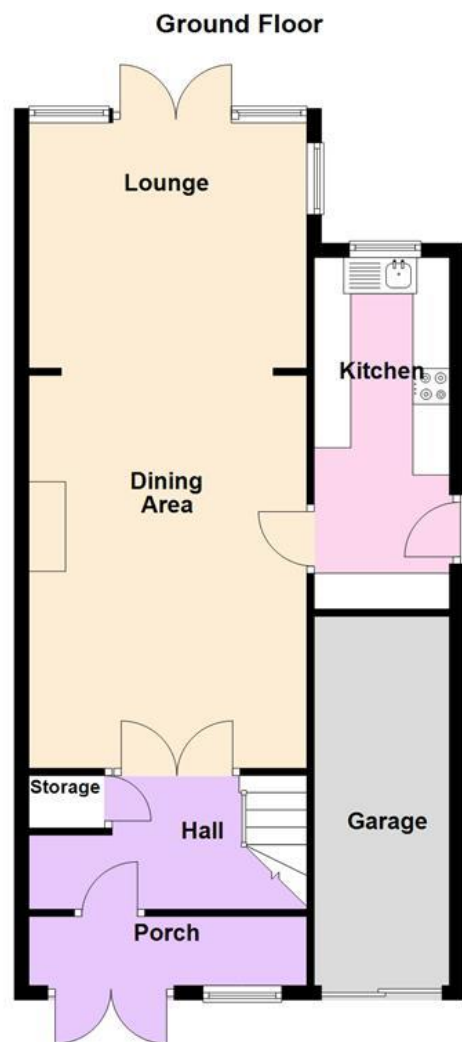
Services connected: mains electricity, gas, water and drainage

Council tax band: D

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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

