



Ivanhoe Road, Great Barr  
Birmingham, B43 7QU

£290,000

# Great Barr

£290,000



*Nestled in the sought-after Park Farm Estate on Ivanhoe Road, Great Barr.*

*This spacious detached property offers an exceptional opportunity for families seeking a premium location. Just moments from well-regarded local schools, amenities, and excellent transport links. This home is ideally situated for convenience and lifestyle*

From the outset, you are greeted by an expansive frontage, offering ample off-street parking and a single garage, with new renovations to further boost its kerb appeal. Upon entering, a welcoming hallway leads you into a bright and airy layout, with brand-new carpets enhancing every step.

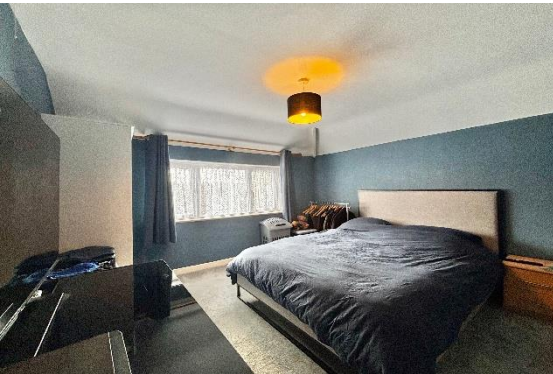
The generous lounge is bathed in natural light from a large bay window, creating a warm and relaxing space. Adjacent, the kitchen-diner has been newly fitted with modern wall and base units, providing a sleek, contemporary aesthetic perfect for family dining or entertaining. There is also a brand new central heating boiler fitted.

Upstairs, the property features two spacious double bedrooms along with a well-sized single bedroom, all of which offer versatile accommodation for a growing family or a home office. Completing the internal accommodation is a newly renovated family bathroom, beautifully appointed with a panelled bathtub featuring an overhead shower, heated towel rail, hand wash basin and low-level W.C., all finished to a modern standard and perfectly suited to contemporary family living.

Externally, the property continues to impress with a well-maintained rear garden of a manageable size, fenced to the perimeter for added privacy and security. The garden further benefits from convenient access to the garage, making it an ideal outdoor space for families, entertaining or simple low-maintenance enjoyment.

Early viewing is highly recommended to fully appreciate the accommodation, location and potential this desirable





## Property Specification

DETACHED PROPERTY  
EXTENSION POTENTIAL  
POPULAR ESTATE  
MODERN INTERIORS  
EXPANSIVE FRONTAGE

**Garage**  
24' 11" x 9' 6" (7.6m x 2.9m)

**Hall**  
15' 9" x 6' 8" (4.79m x 2.04m)

**Lounge**  
14' 2" x 11' 6" (4.32m x 3.51m)

**Kitchen/Dining Room**  
12' 6" x 18' 7" (3.80m x 5.66m)

**Bathroom**  
8' 11" x 6' 8" (2.71m x 2.03m)

**Bedroom 1**  
12' 5" x 11' 7" (3.79m x 3.52m)

**Bedroom 2**  
12' 6" x 11' 6" (3.82m x 3.50m)

**Bedroom 3**  
8' 6" x 6' 8" (2.60m x 2.02m)

### 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:

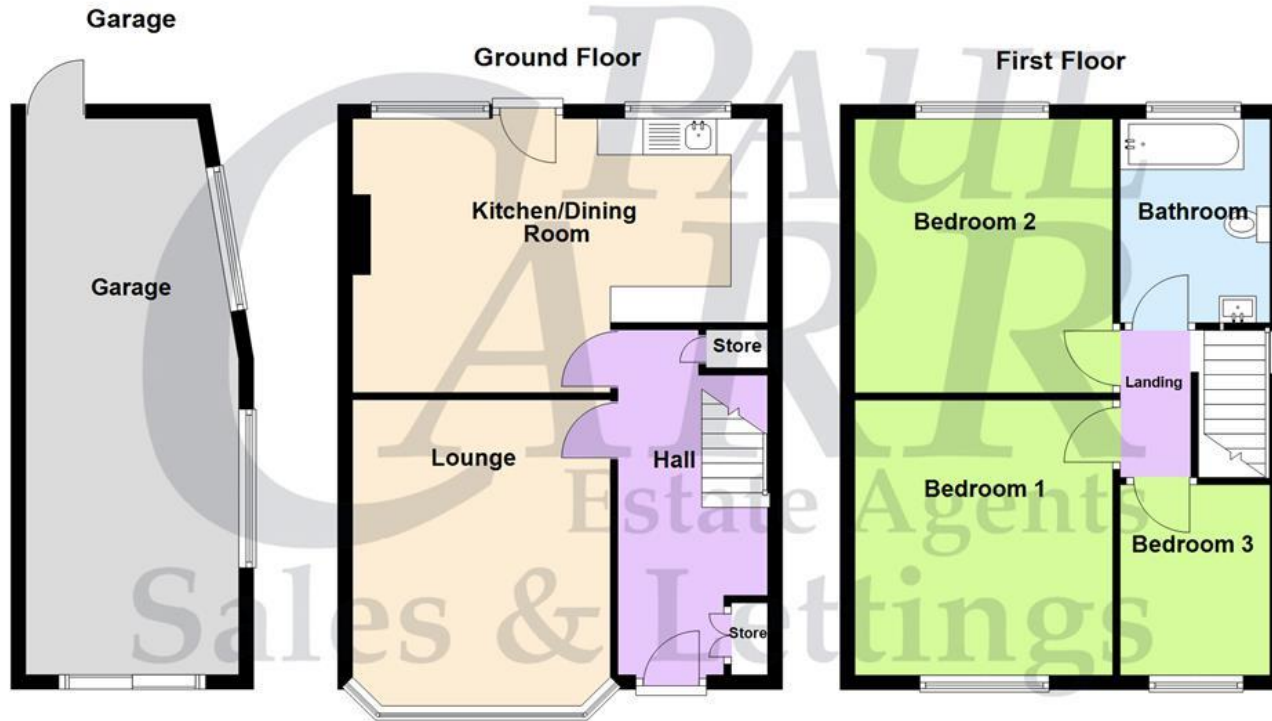
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### Viewer's Note:

Services connected: mains electricity, gas, 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	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

