Erdington | 0121 382 8870 | Erdington@paulcarrestateagents.co.uk

Ivyfield Road, Erdington
Birmingham, B23 7HS

£135,000

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£135,000

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This superbly located well presented first floor maisonette occupies a most enviable location enjoying unrivalled views over Witton Lakes.

Offered with the advantage of no onward chain, the property will be sold with an extended lease upon completion and boasts close proximity to many sought after amenities including local schools, shops and transport links.

Accessed via a pleasant entrance hall, the accommodation itself includes a hallway with useful storage cupboards and doors leading off to a lounge with feature fireplace, two well proportioned bedrooms, a fitted kitchen and bathroom with white bath suite.

Outside there is a mature rear garden and a garage en-block.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.

Property Specification

THIS WELL-MAINTAINED
FIRST FLOOR MAISONETTE
WITH VIEWS OVER WITTON LAKES
BRIEFLY COMPRISES;

Hall

Landing
2.97m (9'9") x 2.93m (9'7")

Living Room
4.21m (13'10") x 3.33m (10'11")

Kitchen
3.21m (10'6") x 2.01m (6'7")

Bedroom 1
4.09m (13'5") max x 3.05m (10')

Bedroom
2 3.23m (10'7") x 2.93m (9'7")

Bathroom
1.99m (6'6") x 1.65m (5'5")

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: 24th July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Viewer's Note:

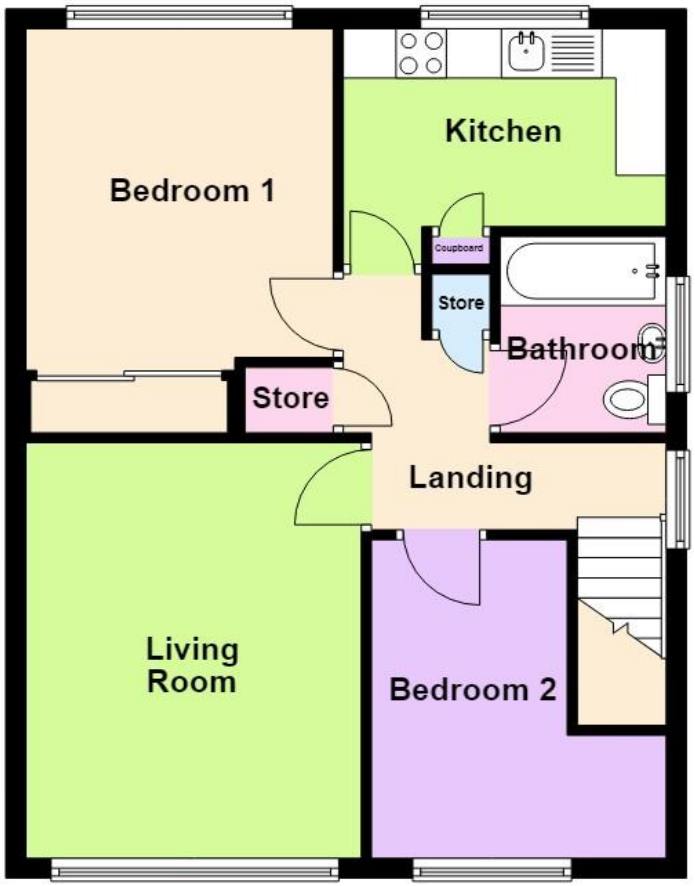
Services connected: Electric, water and drainage
Council tax band: A
Tenure: Extended Lease on Completion

Floor Plan

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

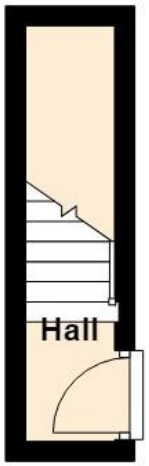
First Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



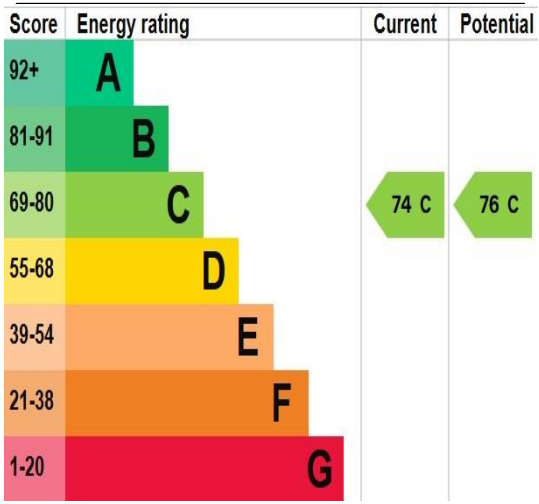
Ground Floor

Approx. 3.7 sq. metres (40.1 sq. feet)

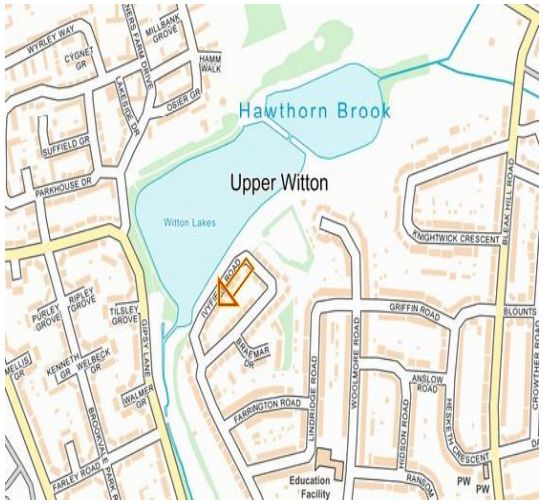


Total area: approx. 57.2 sq. metres (615.8 sq. feet)

Energy Efficiency Rating



Map Location



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