



Ivydale Avenue, Birmingham





## Property Description

This attractive three-bedroom semi-detached home on Ivydale Avenue offers generous living space, excellent natural light and a standout large, private rear garden—a rare find in this sought-after residential location. With its own driveway, this property combines convenience with strong family appeal.

The ground floor offers a welcoming layout with a comfortable lounge and a versatile dining or family space leading out to the impressive garden. Upstairs, three good-sized bedrooms provide flexibility for family living, guests or home working. The expansive garden is a standout feature—perfect for outdoor dining, play areas or future development opportunities.

Homes with this combination of space, privacy and location are in high demand on Ivydale Avenue.

## Entrance Porch

Tiled carpet.

## Entrance Hallway

Under stairs storage cupboard and carpet.

## Lounge

Double glazed window to front elevation, electric storage heater and carpet.

## Dining Room

Double glazed bay window to front elevation, electric storage heater and carpet.

## Kitchen

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, hob and washing machine, laminate flooring and under counter lighting.

## Utility Room

W.C, electric, lighting and storage.

## Garage

Double doors to front elevation, power and lighting.

## Landing

Double glazed window to side elevation and carpet.

## Bedroom One

Double glazed bay window to front elevation, electric heater and carpet.

## Bedroom Two

Double glazed bay window to rear elevation, electric heater and carpet.

## Bedroom Three

Double glazed window to rear elevation, electric heater and carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, electric heater, extractor, wooden flooring and storage cupboard.

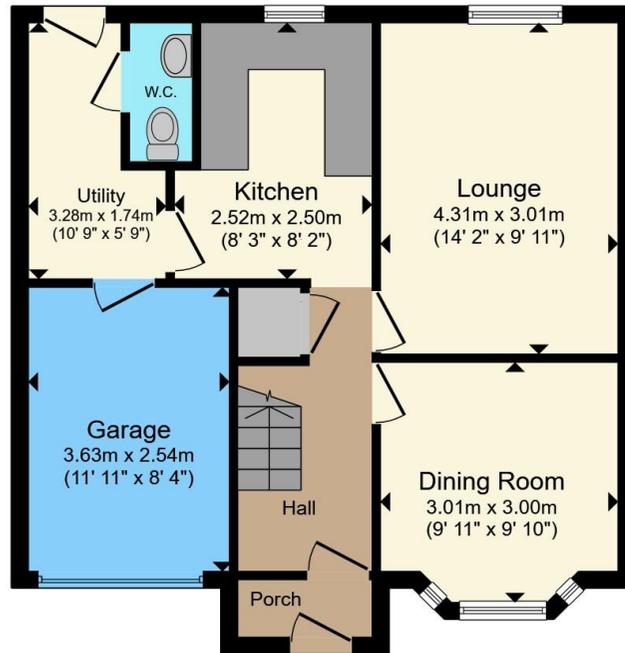
## Rear Garden

Slabbed patio, outside tap and wooden storage shed.

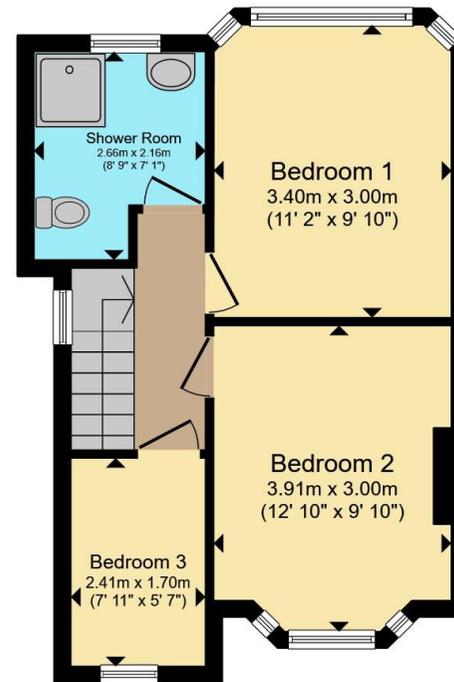








**Ground Floor**



**First Floor**

Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx

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 Band: C

Tenure: Freehold

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