PAUL CARR Estate Agents Sales & Lettings

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Ivy Grove, Brownhills
Walsall, WS8 7EZ

£330,000

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£330,000

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SPACIOUS FAMILY HOME...Paul Carr Estate Agents are delighted to bring to market this FOUR-BEDROOM LINK DETACHED FAMILY HOME on Ivy Grove, a popular and residential location in close proximity to an array of local amenities including schools, shops and transport links.

Internally this property comprises entrance hallway, spacious extended break fast kitchen with integrated appliances and formal dining area, laundry, store and guest WC on the ground floor. The upstairs boasts four double bedrooms, ENSUITE shower room and a family bathroom.

Externally there is off road parking for several vehicles via the driveway and to the rear of the property you will find a fully enclosed south west facing garden with two patio areas. Well presented throughout, we feel this home is ideally suited to a family.





















Property Specification

SPACIOUS LINK DETACHED FAMILY HOME
FOUR DOUBLE BEDROOMS (TWO WITH FITTED WARDROBES)
DOUBLE STOREY EXTENSION
SUPERB SPACIOUS DINING KITCHEN WITH FITTED APPLIANCES

Entrance Hall

Lounge 17' 9" x 14' 6" (5.4m x 4.42m)

Kitchen Area 8' 10" x 15' 10" (2.7m x 4.83m)

Dining area 16' 5" x 6' 10" (5.0m x 2.08m)

Utility room

Guest WC

Garage/Storage 12' 5" x 8' 2" (3.79m x 2.49m)

First Floor Landing

Bedroom One 11' 9" x 14' 6" (3.58m x 4.42m)

En-suite

Bedroom Two 14' 6" x 7' 6" (4.41m x 2.28m)

Bedroom Three 10' 6" x 8' 1" (3.21m x 2.47m)

Bedroom Four 13' 0" x 7' 6" (3.97m x 2.28m)

Family Bathroom

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: 6th July 2026

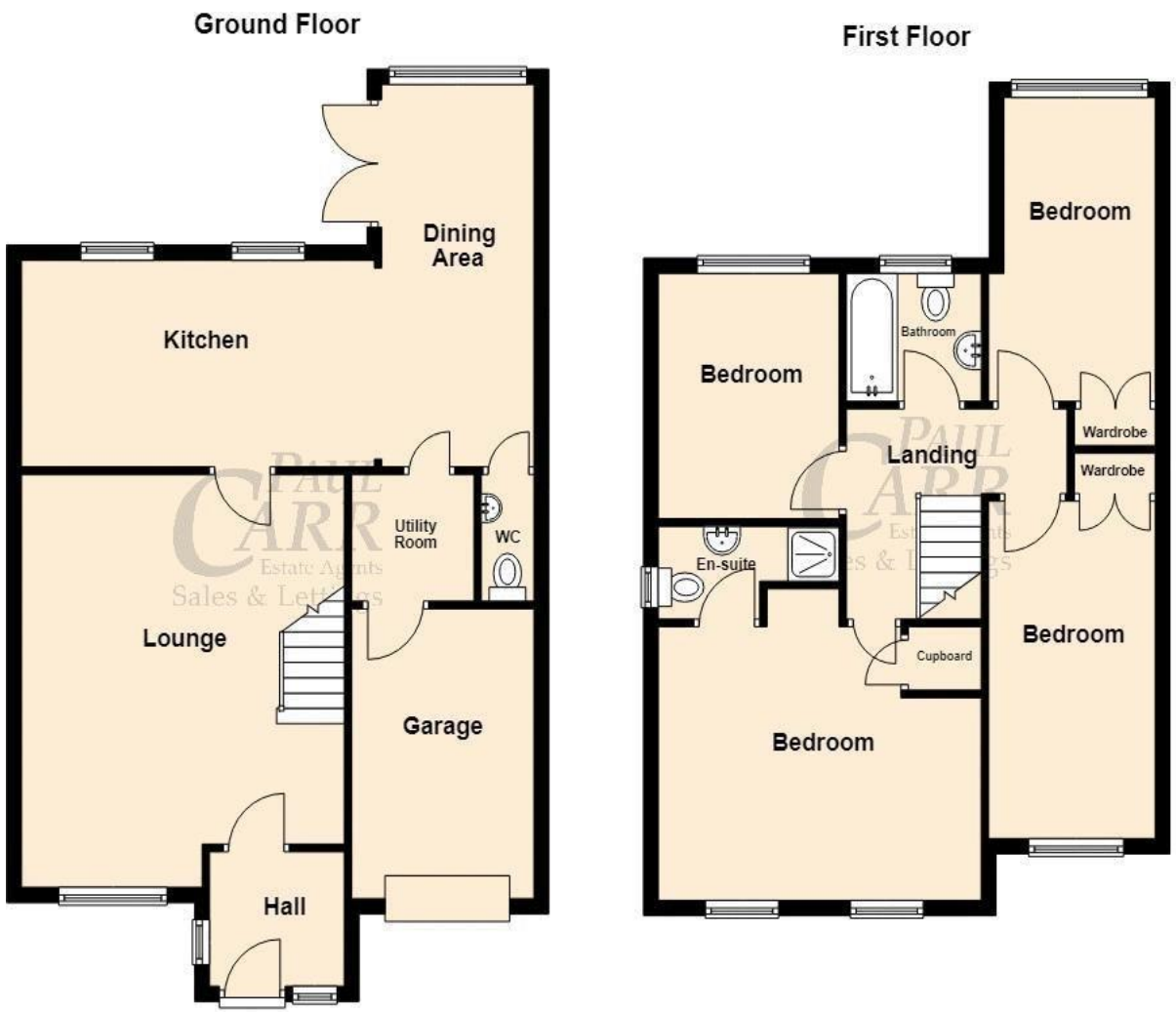
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

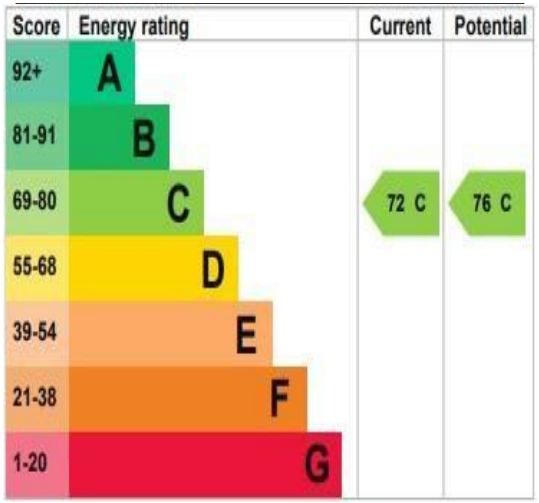
Services connected: Mains gas, electricity, water & drainage
Council tax band: D
Tenure: Freehold

Floor Plan

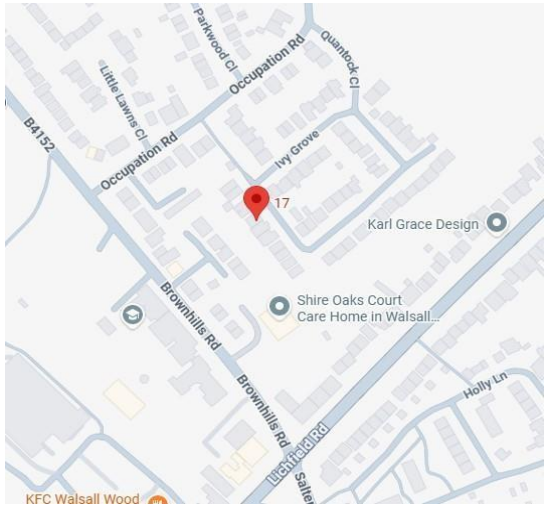
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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