



Ivanhoe Road, Great Barr
Birmingham, B43 7QU

£280,000

Great Barr

£280,000



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.

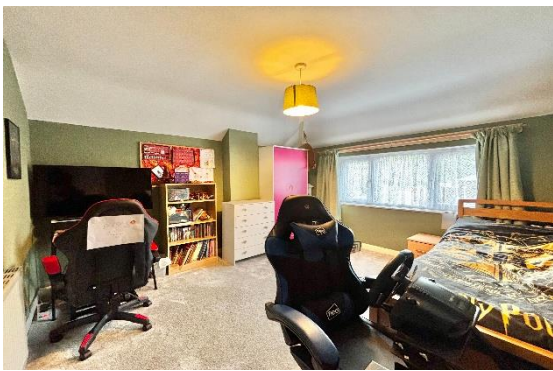
The generous lounge is bathed in natural light from a large bay window, creating a warm and relaxing space. Adjacent, the kitchen-diner has been newly fitted with modern wall and base units, providing a sleek, contemporary aesthetic perfect for family dining or entertaining. There is also a brand new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

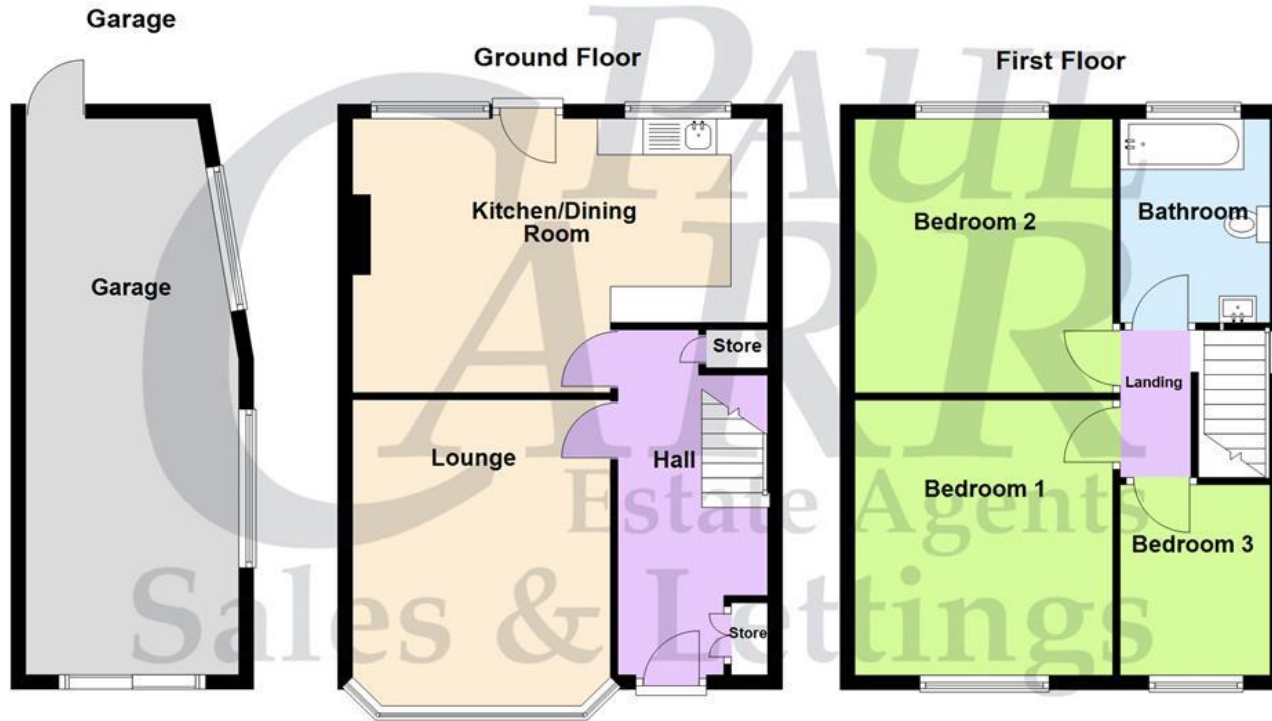
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 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 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

