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37 Ivanhoe Road, Birmingham, West Midlands. B43 7QU

Offers in excess of £310,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

EXTENDEDIMMACULATELY PRESENTED***DETACHED FAMILY HOME***POPULAR PARK FARM GREAT BARR***EXTENDED LOUNGE/DINING ROOM***MODERN FITTED KITCHEN***THREE GOOD SIZE BEDROOMS***SPACIOUS FAMILY BATHROOM***ADDITIONAL UPSTAIRS W.C.***RECENTLY LANDSCAPED PRIVATE REAR GARDEN***GARAGE***DRIVEWAY TO FORE*** A fantastic opportunity to purchase this extended, immaculately presented detached family home. Located on the ever popular Park Farm Estate in Great Barr; situated within easy reach of sought after primary and secondary schooling, amenities, motorway networks and transport links. Accommodation in brief comprises; enclosed entrance porch, welcoming entrance hallway with storage, ample; extended lounge/dining room, modern; stylish fitted kitchen, three good size bedrooms, spacious family bathroom and additional upstairs w.c. Outside is a private, recently landscaped rear garden, garage and driveway to the fore.

FEATURES

- EXTENDED DETACHED FAMILY HOME
- POPULAR PARK FARM ESTATE GREAT BARR
- THREE BEDROOMS
- EXTENDED LOUNGE/DINING ROOM
- STYLISH FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM
- ADDITIONAL UPSTAIRS W.C.
- PRIVATE RECENTLY LANDSCAPED REAR GARDEN
- GARAGE
- DRIVEWAY TO FORE



ROOM DESCRIPTIONS

Approach

Approached via a block paved driveway leading to an enclosed porch with further door giving access to the accommodation.

Entrance Hallway

Having stairs rising to the first floor, storage cupboard and double doors giving access to:-

Extended Lounge/Diner

29' 08" x 12' 06" (9.04m x 3.81m)

Kitchen

16' 0" x 6' 1" (4.88m x 1.85m)

Landing

Having loft access and doors giving access to all upstairs rooms.

Bedroom One

12' 04" x 9' 09" (3.76m x 2.97m)

Bedroom Two

12' 11" x 9' 05" (3.94m x 2.87m)

Bedroom Three

8' 11" x 6' 1" (2.72m x 1.85m)

Family Bathroom

9' 11" x 6' 11" (3.02m x 2.11m)

Additional upstairs W.C.

Incorporating a w.c. and wash hand basin.

Rear Garden

Having a large patio area with gated access to an artificial lawned garden.

Garage

A single garage having up and over door.







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/04

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	