



Ivanhoe Road, Great Barr
Birmingham, B43 7QU

£270,000

Great Barr

£270,000

3  1  2 

A deceptively spacious detached home occupying a prominent corner plot between Ivanhoe Road and Kelway Avenue, set within the highly regarded Park Farm Estate.

This impressive residence boasts a wide block-paved driveway providing generous off-road parking, leading to a secure entrance porch and an adjoining garage.

The ground floor offers a wealth of versatile living space, thoughtfully arranged to include a front reception room, rear reception room, and a separate, well-maintained kitchen. There is also a practical utility room with access to the garage, a downstairs shower room, and a charming sunroom that opens out to both a private front courtyard and the rear garden—ideal for relaxing or entertaining.

Upstairs, the property features three bedrooms—two spacious doubles and a well-proportioned third room—along with a family bathroom comprising a full suite with a bath and shower over, wash hand basin, and WC.

The rear garden, slightly angled due to the corner position, is easy to maintain and offers a patio seating area, lawn, well-stocked flower beds, and fenced boundaries for privacy.

Offered to the market with no upward chain, this sizeable home presents an excellent opportunity for families looking to personalise a property in a sought-after location.





Property Specification

DETACHED HOME
SPACIOUS CORNER PLOT
THREE BEDROOMS
TWO BATHROOMS
UTILITY ROOM

Entrance Hallway 16' 5" x 6' 7" (5m x 2m)

Kitchen 12' 2" x 7' 3" (3.7m x 2.2m)

Sun Room 18' 8" x 9' 2" (5.7m x 2.8m)

Front Reception 14' 9" x 11' 6" (4.5m x 3.5m)

Rear Reception 14' 5" x 11' 6" (4.4m x 3.5m)

Utility Room 11' 6" x 7' 3" (3.5m x 2.2m)

Bedroom One 12' 6" x 11' 6" (3.8m x 3.5m)

Bedroom Two 12' 6" x 11' 6" (3.8m x 3.5m)

Garage 14' 1" x 12' 6" (4.3m x 3.8m)

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:

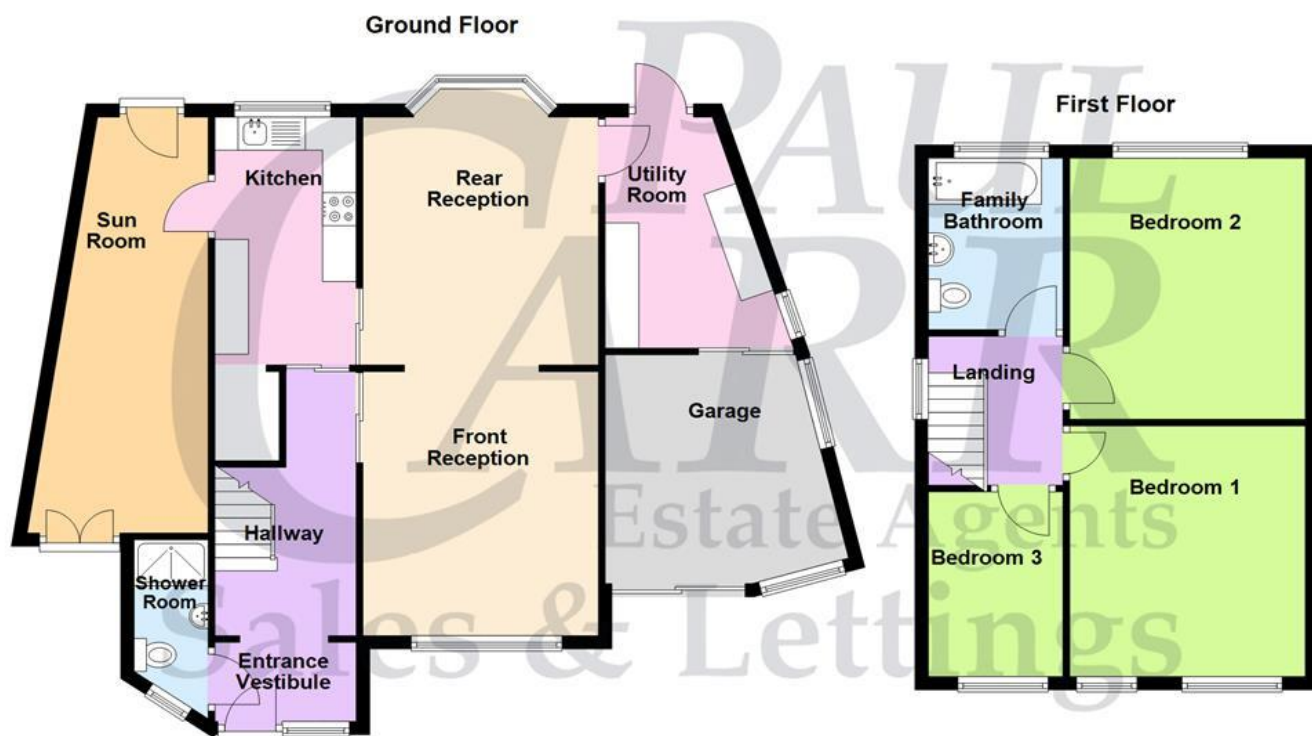
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: D
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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

