



Ivanhoe Road, Great Barr
Birmingham, B43 7QU

Offers Over £275,000

Great Barr

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Paul Carr Estate Agents Presents A Spacious Detached Home on the popular Park Farm Estate in Great Barr - B43

This well maintained three-bedroom detached property offers excellent potential and is ideally positioned for families, with access to well-regarded schools, convenient transport links, and a range of local amenities.

Boasting an expansive frontage, the home offers future extension potential (subject to planning) and features a recently laid tarmac driveway providing ample off-road parking. The property is fully alarmed for peace of mind and, while dated in areas, has been lovingly cared for throughout.

Upon entry, you are greeted by a welcoming hallway with useful storage space and traditional red carpets.

The cosy lounge is tastefully decorated with neutral tones and benefits from a charming bay window, allowing plenty of natural light to flood the room. To the rear, a spacious kitchen diner provides the perfect hub for family living and entertaining, with patio doors opening out to a south facing garden featuring fencing to the perimeter for privacy. The property also benefits from access to the garage, which is ideal for use as a utility space, complete with connections for water and waste.

Upstairs, you'll find two well-proportioned double bedrooms, with the main front-facing room featuring built-in wardrobes for additional storage. A third bedroom provides a comfortable single room, ideal for a child, guest room or home office. The shower suite includes a W.C., hand wash basin, a shower unit, and additional store space, finished with clean white tiling for a fresh look.

This detached property is perfect for families or buyers looking to personalise and enhance their next home in a quiet, established neighbourhood.

Viewings are highly recommended to appreciate the space, location, and future potential this home offers.





Property Specification

DETACHED PROPERTY
EXTENSION POTENTIAL
POPULAR ESTATE
WELL MAINTAINED
CHAIN FREE

Garage
24' 11" x 9' 6" (7.60m x 2.90m)

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)

Shower Room
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:

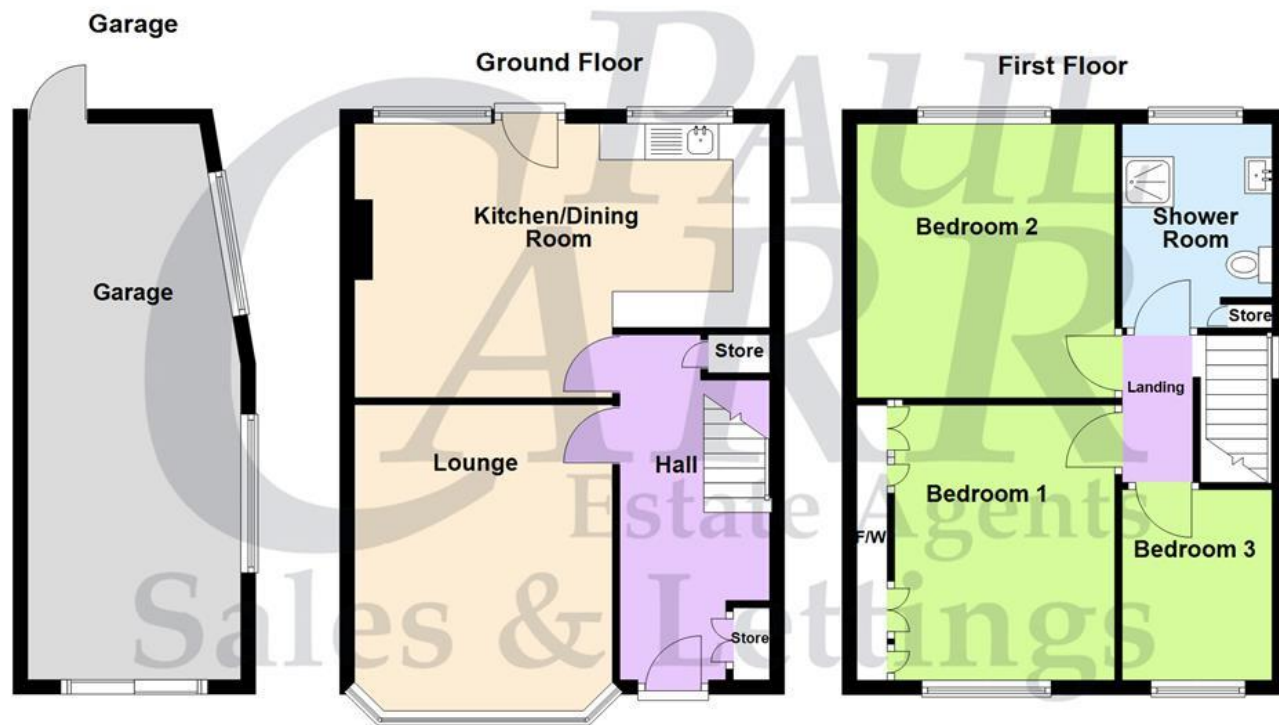
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

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		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Map Location

