ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- Semi - Detached
- Three Bedrooms
- Extended Lounge
- Extended Modern Fitted Kitchen
- Utility Space
- Modern Family Bathroom
- Rear Garden
- Off Road Parking
- Close to Schools, Shops & Transport Links
- Popular Park Farm Estate

IVANHOE ROAD, GREAT BARR, B43 7QU - OFFERS AROUND £315,000

Beautifully Refurbished Three-Bedroom Semi-Detached Home on the Popular Park Farm Estate

A beautifully refurbished semi-detached family home, ideally situated on the highly regarded Park Farm Estate. Finished throughout with stylish, modern interiors and neutral décor, the property offers spacious and versatile accommodation, including a welcoming entrance hallway with double doors opening into a large extended lounge. The property also benefits from an impressive extended kitchen, featuring a contemporary fitted kitchen with central island, along with a separate utility room. Upstairs are three good-sized bedrooms and a modern family bathroom, complete with both a bath and walk-in shower. Ideally located close to excellent transport links, local shops and a selection of popular schools, this superb family home combines modern living with a convenient and sought-after location.

Accessed from the fore via brick block driveway offering off road parking leading to garage front and double glazed entrance door, into;

PORCH: Having double glazed windows and internal doors into;

HALLWAY: 6'9 max, 8'0 min x 5'0: A light and airy entrance with stairs to first floor, radiator, wood effect flooring, storage cupboard and double doors into;

LIVING ROOM: 21'2 x 11'9 max, 11'2 min: A great size living space with radiator, wood effect flooring and double glazed double doors to rear garden.

FITTED KITCHEN: 16'11 max, 9'0 min x 11'5 max, 6'5 min: Fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, wood effect flooring, spotlight to ceiling, wine cooler, island with additional storage, radiator and door into;

UTILITY ROOM: 10'5 x 6'1 max, 4'4 min: Fitted with base units and work surface over, space and plumbing for washing, space for fridge freezer and double glazed double door.

LANDING: Doors into;

BEDROOM ONE: 9'4 x 12'7: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 12'3 max, 11'2 min x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 9'1 x 7'0: A final bedroom with double glazed window to front and radiator.

BATHROOM: 9'0 x 4'9: A fitted suite with freestanding bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.

SEPARATE W.C: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to floor and walls and double glazed opaque window.

REAR GARDEN: A good size beautifully maintained garden with paved patio area and artificial lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: 8'6 x 7'0: With up and over door, light and power. (Please check the suitability of this garage for your own vehicle)

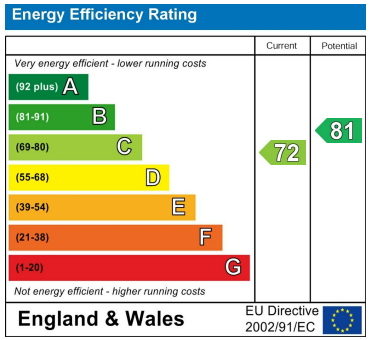
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.