

## LEGAL READY

Energy Efficiency Rating	
Potential	<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>
Current	<p>EU Directive 2002/91/EC</p> <p>78</p> <p>66</p>
	<p>England &amp; Wales</p> <p>www.epca.co.uk</p>



Approximate total area



**green**  
& company



- Ivyfield Road, Erdington, Birmingham, B23 7HH

## Offers Over £260,000







## Property Description

Discover the fantastic opportunity to own a charming 3-bedroom semi-detached house on Ivyfield Road, B23 7HH. This home boasts a lovely private garden, perfect for outdoor relaxation and entertaining. The extended kitchen and lounge offer spacious living areas with great versatility, making them ideal for family life or hosting guests. Additional features include a convenient downstairs toilet, two welcoming reception rooms, and a garage for secure parking or storage. This property offers excellent potential for further customisation and modernisation to suit your individual lifestyle. Don't miss out-schedule a viewing today and explore the possibilities this wonderful home has to offer!

**PORCH** Double glazed door, further door leading into:-

**HALLWAY** Stairs leading to first floor, double glazed window overlooking the garage, radiator and doors off to downstairs wc, dining room, lounge and kitchen.

**DINING ROOM** 14' 3" x 10' 9" (4.34m x 3.28m) Radiator, double glazed bay window to front.

**LOUNGE** 20' 1" x 10' 4" (6.12m x 3.15m) Double glazed patio doors leading to slabbed patio, radiator.

**DOWNSTAIRS WC** Window overlooking the garage, wash hand basin, wc.

**KITCHEN** 16' 2" x 9' 3" (4.93m x 2.82m) Fitted units, fitted double oven, four ring gas hob, space for washing machine, window overlooking patio and radiator, space for fridge/freezer, double glazed door leading to:-

**SIDE ENTRANCE** 35' 7" x 4' 5" (10.85m x 1.35m) Connects to the garage, having garage area with up and over door, double glazed door out into the garden.

**FIRST FLOOR** Double glazed window overlooking the side elevation.

**SEPARATE TOILET** 4' 2" x 2' 11" (1.27m x 0.89m) With double glazed window, wc.

**BATHROOM** 5' 11" x 9' 2" (1.8m x 2.79m) Radiator, double glazed window, shower cubicle, basin and Jacuzzi bath.

**BEDROOM ONE** 14' 7" x 10' 10" (4.44m x 3.3m) Bay window overlooking the front, radiator.

**BEDROOM TWO** 11' 4" x 9' 1" (3.45m x 2.77m) Window overlooking the rear garden and radiator, built-in wardrobes.

**BEDROOM THREE** 7' 9" x 5' 11" (2.36m x 1.8m) Radiator, double glazed window to front, built-in storage.

**OUTSIDE** To the front is a paved driveway providing off road parking.

**REAR GARDEN** The garden is tiered with shed, lawned, mature shrubbery.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:

EE - Good outdoor  
O2 and Three - Good outdoor, variable in-home  
Vodafone - Good outdoor and in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.  
Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991