



Ivyfield Road, Erdington  
Birmingham, B23 7HR

**Offers in the Region Of £130,000**

# Erdington

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Conveniently situated with arterial public transport routes within 300 metres, this first floor two bedroom maisonette is ideal for first time buyers or investors alike.

Being presented to a high standard throughout and having been fully refurbished by the current vendor with new decor, kitchen, bathroom and gas fired central heating system and an extended lease with 130 years unexpired.

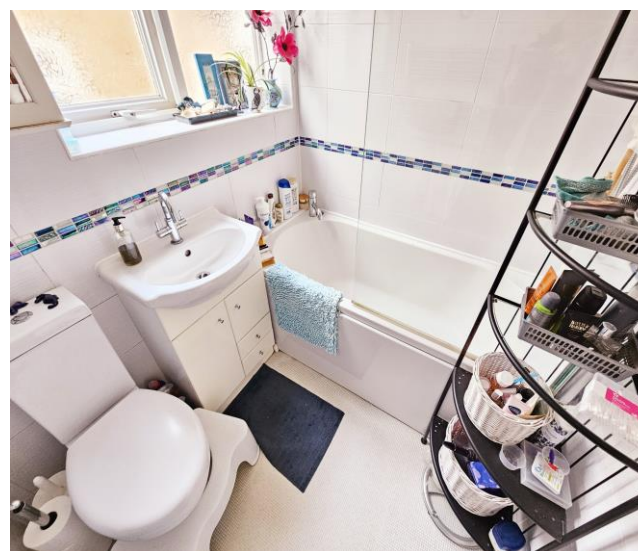
The property is entered from the left-hand elevation with stairs ascending to the first floor hallway and briefly comprises; a front facing lounge/diner which is both spacious and bright.

To the rear is a modern refitted breakfast kitchen featuring a range of base and wall units with free standing oven. The master bedroom faces the rear garden and has fitted wardrobe units, the second bedroom faces the fore with a walk-in storage cupboard. The property further offers a modern white fitted bathroom suite comprising panel bath with shower over, vanity wash basin and low flush w.c.

To the outside, there is to the rear a well maintained and lawned garden. The property also benefits from a garage and is located in a separate detached block adjacent to the development.

Viewings are by appointment and via Paul Carr Erdington Office.





## Property Specification

THIS OUTSTANDING  
TWO BEDROOM FIRST FLOOR MAISONETTE  
WITH EXTENDED LEASE  
BRIEFLY COMPRISES;

Lounge 4.40m (14'5") x 3.32m (10'11")

Kitchen 3.21m (10'6") x 2.00m (6'7")

Bathroom 1.96m (6'5") x 1.88m (6'2")

Bedroom 1 3.17m (10'5") max x 3.03m (9'11")

Bedroom 2 3.36m (11' 0") x 2.96m (9' 9")

### 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: 14th December 2023

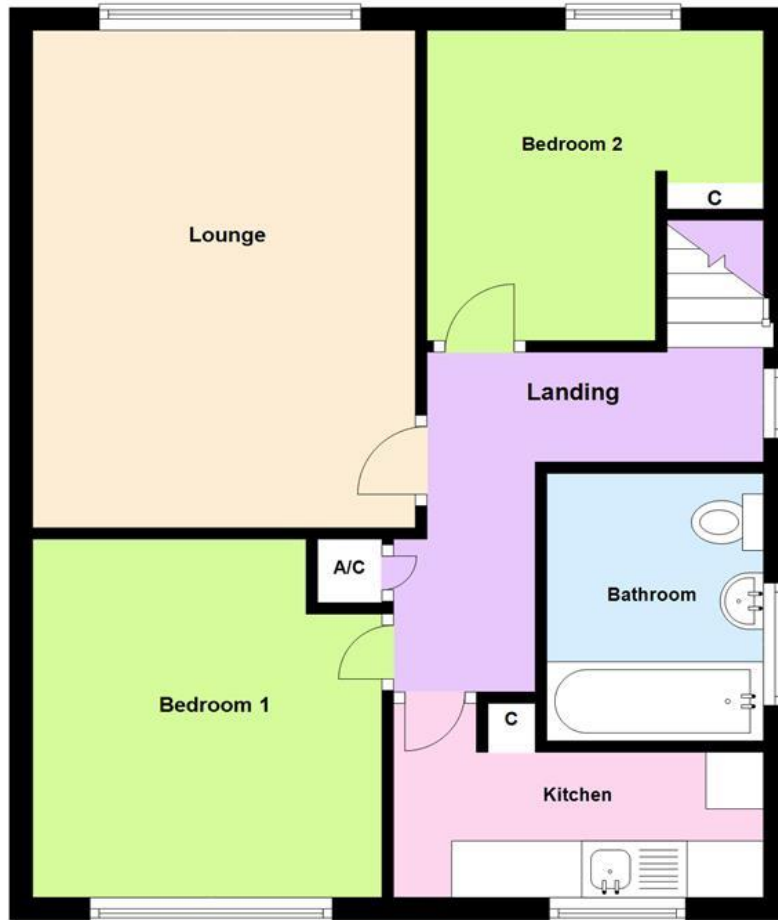
### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Leasehold 130 years remaining, lease from 11th December 2015  
Service charge £70 p.a.  
Ground Rent: nominal

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## First Floor



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

