

AP MORGAN



Ivor Road, Birmingham
Asking Price £350,000

Features:

- Four double bedrooms
- Spacious rooms throughout
- Ground floor WC
- Large rear outbuilding
- Low maintenance rear garden
- Plenty of storage
- Off street parking

Description:

A spacious, well-presented terraced home situated in Birmingham. This charming period property offers generous living accommodation spread over three floors, making it an ideal family home or a fantastic investment opportunity.

The ground floor accommodation briefly comprises; a welcoming porch, hall, with stairs rising to the first-floor landing, a front reception room, with a feature bay window, dining room, with access to the rear garden via French doors, a sizeable living room, providing access to the modern fitted kitchen. Towards the rear of the property, there is a ground floor bathroom and access to the low-maintenance rear garden, which also includes a spacious outbuilding – ideal for storage, a home gym, or studio space.

The first-floor landing establishes three well-proportioned bedrooms, and the family shower room, providing a walk-in shower, WC and washbasin. of the bedrooms offers views to the rear garden, while the others overlook the front, bringing in plenty of natural light.

The second floor houses a substantial fourth bedroom in the loft conversion, which includes eaves storage, perfect as a teenager's retreat, guest suite, or even a home office setup.

This home retains its character with traditional bay windows and decorative brickwork, while offering modern touches and flexible living space for the growing family. Located in a vibrant residential area with easy access to local schools, shops, and excellent transport links to Birmingham city centre, this property is not to be missed.



Details:

Porch 3'4" x 3'6" (1.02m x 1.07m)

Hall

Reception Room 11'2" x 11'6" (3.4m x 3.5m)

Dining Room 11'11" x 11'6" (3.63m x 3.5m)

Living Room 18'2" x 9'6" (5.54m x 2.9m)

Kitchen 13'7" x 9'6" (4.14m x 2.9m)

Bathroom 5'6" x 9'6" (1.68m x 2.9m)

Landing

Bedroom 1 11'11" x 14'9" (3.63m x 4.5m)

Bedroom 2 12' x 11'7" (3.66m x 3.53m)

Bedroom 3 11' x 9'6" (3.35m x 2.9m)

Shower Room 6'6" x 6'7" (1.98m x 2m)

Bedroom 4 14' x 17'4" (4.27m x 5.28m) max dimensions

Outbuilding 14'10" x 18'7" (4.52m x 5.66m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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