



H&S

**Horton
& Storey**

IVY ROAD, STRICHLEY, BIRMINGHAM
OFFERS IN REGION OF £230,000



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APPROACH

The property is located on a quiet residential cul-de-sac which has a mixture of modern and traditional build types. The property has an allocated parking adjacent to the front door.

ENTRANCE HALL

Wall mounted central heating radiator, stairs to first floor landing and door to lounge.



LOUNGE 12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window to front elevation, radiator and doors to Kitchen/Diner and storage cupboard.



KITCHEN/DINER 10' 8" x 10' 1" (3.25m x 3.07m)

Doors to rear lobby, wall mounted central heating radiator, a mixture of wall and base cupboards with work surfaces over, sink with mixer tap and drainer to side, integrated cooker and hobs with extractor over and integrated dishwasher, tiled to splash backs.

W.C.

Pedestal sink basin, W.C and laminate flooring.



LANDING

Doors to bedrooms, bathroom and storage cupboard and loft hatch with pull down ladder.

BEDROOM ONE 11' 10" x 9' 6" (3.61m x 2.9m)

Double glazed window to front elevation, wall mounted central heating radiator and carpeted flooring.



BEDROOM TWO 11' 2" x 11' 1" (3.4m x 3.38m)

Double glazed window to rear elevation, wall mounted central heating radiator and carpeted flooring.

BEDROOM THREE/STUDY 8' 7" x 8' 7" (2.62m x 2.62m)

Double glazed window to front elevation, wall mounted central heating radiator, carpeted flooring and door to storage cupboard.



BATHROOM 6' 10" x 5' 7" (2.08m x 1.7m)

Double glazed window to rear elevation, heated towel rail, panelled bath with shower over, pedestal sink basin, W.C, and tiled to splash backs.

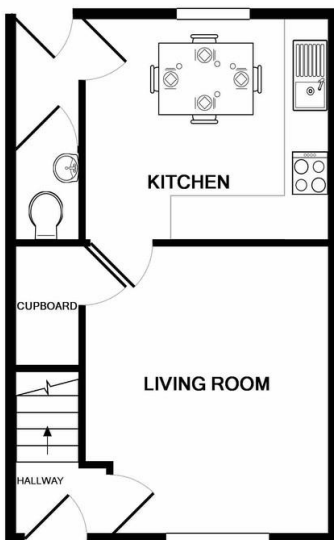


THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

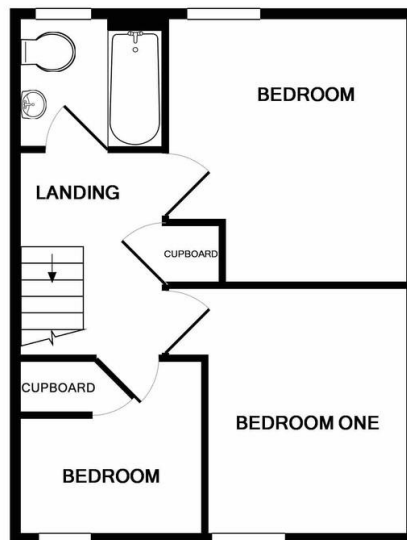
'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'

PLEASE NOTE

Under the provisions of the Section 21 of the Estate Agents Act 1979 the directors of Horton Storey Ltd would like to disclose their personal interest in this property. Please contact the office for further details.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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